



# Strategic Housing and Employment Land Availability Assessment (SHELAA) 2022 - 2023

Part 6 of 9  
Site Performance  
Summaries

May 2023

Incorporating March  
2024 Amendments

# **SHELAA 2022-2023 SITE PERFORMANCE SUMMARIES**

<b>SHELAA Reference: CFS5</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South of 1 Oak Cottages, Chalk Street, Rettendon Common, Chelmsford, Essex, CM3 8DD			
Parish:	Rettendon	Total Score:	97	
Developable Site Area (ha):	0.01	Reason for discounted areas:		
Potential Yield:	0	Typology:	19	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Access is via a driveway off of Chalk Street.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purpose.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS6</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North of Peaches House, Southlands Chase, Sandon, Chelmsford, Essex			
Parish:	Danbury	Total Score:	104	
Developable Site Area (ha):	0.07	Reason for discounted areas:		
Potential Yield:	2	Typology:	19	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. 3 trees protected under TPO/2009/050.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purpose.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS7</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land opposite Peach House, Southlands Chase, Sandon, Chelmsford, Essex			
Parish:	Sandon	Total Score:	105	
Developable Site Area (ha):	2.96	Reason for discounted areas:		
Potential Yield:	58	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. The field has 2 access points in Southlands Chase and full road frontage on East Hanningfield Road. 2 trees protected under TPO/2007/014.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Permission 19/00941/FUL granted.			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS9</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Land South East of the Lion Inn, Main Road, Boreham, Chelmsford, Essex			
Parish:	Boreham	Total Score:	109	
Developable Site Area (ha):	14.699	Reason for discounted areas:	Overhead power line (0.001ha)	
Potential Yield:	252	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Potential vehicular access via The Chase.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	No evidence of landowner/s support with submission. Site not within promoters ownership.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS10</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Mount Maskall, Generals Lane, Boreham, Chelmsford, Essex, CM3 3HW			
Parish:	Boreham	Total Score:	96	
Developable Site Area (ha):	0.77	Reason for discounted areas:		
Potential Yield:	15	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Grade 2 listed building within site. Mining contamination in the adjacent field.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS11</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Barn at Little Longs Chatham Green, Little Waltham, Chelmsford, Essex			
Parish:	Little Waltham	Total Score:	120	
Developable Site Area (ha):	0.04	Reason for discounted areas:		
Potential Yield:	1	Typology:	22	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Accessible via a right of way.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS12</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North East of Recreation Ground, Chatham Green, Little Waltham, Chelmsford, Essex			
Parish:	Little Waltham	Total Score:	110	
Developable Site Area (ha):	0.6	Reason for discounted areas:		
Potential Yield:	12	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Gated road access.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS13</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land South East of Tyrells Cottages, Main Road, Boreham, Chelmsford, Essex			
Parish:	Boreham	Total Score:	108	
Developable Site Area (ha):	6.975	Reason for discounted areas:	Electricity lines (0.025ha)	
Potential Yield:	120	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Electricity Pylons run through the site.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS14</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Sutch and Searle Warehouse, Highwood Road, Writtle, Chelmsford, CM1 3PT			
Parish:	Writtle	Total Score:	99	
Developable Site Area (ha):	1.76	Reason for discounted areas:	Gas pipeline buffer (0.31ha)	
Potential Yield:	73	Typology:	7	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In adjacent site there is an infill pond with category 4 containment.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	22/02304/OUT received, yet to be determined			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS17</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Argents Nursery, Highwood Road, Edney Common, Chelmsford, Essex, CM1 3PZ			
Parish:	Highwood	Total Score:	101	
Developable Site Area (ha):	0.22	Reason for discounted areas:	Gas installation buffer (3.05ha)	
Potential Yield:	10	Typology:	20	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	0	Ground treatment is expected to be required on the majority (90% or more) of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Adjacent to grade 2 listed building.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purpose.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS18</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North of White Elm Cottage, Hyde Lane, Danbury, Chelmsford, Essex			
Parish:	Danbury	Total Score:	94	
Developable Site Area (ha):	0.52	Reason for discounted areas:		
Potential Yield:	10	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. The site is accessed from Hyde Lane. Land adjacent was a petrol station and opposite a former gravel pit.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS19</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land Adjacent The Gables, BanTERS Lane, Great Leighs, Chelmsford			
Parish:	Great Leighs	Total Score:	105	
Developable Site Area (ha):	0.64	Reason for discounted areas:		
Potential Yield:	12	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within DSB. In range of bus stops. TPO/2022/013.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated within Local Plan forming part of SGS7c			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS20</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land East of Barn Mead, Galleywood, Chelmsford, Essex			
Parish:	Galleywood	Total Score:	109	
Developable Site Area (ha):	1.2	Reason for discounted areas:		
Potential Yield:	40	Typology:	30	
Proposed Use:	Residential - Older persons	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Access and services from Barn Mead. Wholly covered by TPO/2013/034.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Overhead supply cables run through site.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS22</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Longcroft, Maldon Road, Margaretting, Ingatestone, Essex, CM4 9JR			
Parish:	Margaretting	Total Score:	92	
Developable Site Area (ha):	1.06	Reason for discounted areas:	Oil pipeline (0.03ha)	
Potential Yield:	24	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Contaminated land priority 2 on the adjacent site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	22/02283/FUL received, yet to be determined			
Comments on Availability	Site currently in use for other purpose.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS23</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South of Petton, Stock Road, Stock, Ingatestone, Essex			
Parish:	Stock	Total Score:	106	
Developable Site Area (ha):	3.91	Reason for discounted areas:	Sewage pumping station (0.03ha)	
Potential Yield:	77	Typology:	3+32+36	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Area adjacent protected under TPO/2012/006.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Multiple ownership.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS24</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Kings Farm, Main Road, Ford End, Chelmsford, Essex, CM3 1LN			
Parish:	Great Waltham	Total Score:	104	
Developable Site Area (ha):	13.51	Reason for discounted areas:		
Potential Yield:	232	Typology:	1+32+36	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Principal access to the site via B1008.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS25</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South West of 21 Seven Ash Green, Chelmsford			
Parish:	Chelmsford	Total Score:	103	
Developable Site Area (ha):	0.74	Reason for discounted areas:		
Potential Yield:	14	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	0	Ground treatment is expected to be required on the majority (90% or more) of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. 0.09ha covered by TPO/2012/003. Approx 5 trees protected on boundary under TPO/1983/035. Historic contamination from gravel pits/mining. Gasworks and other waste known to have been disposed on in the pits relating to the whole site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS27</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land at Chatham Green Yard, Braintree Road, Little Waltham, Chelmsford			
Parish:	Little Waltham	Total Score:	104	
Developable Site Area (ha):	1.08	Reason for discounted areas:		
Potential Yield:	24	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Existing access from Chatham Green Lane. Part of site deemed PDL as per 17/00539/CLEUD & 22/01735/CLEUD. Adjacent to A131.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	17/00539/CLEUD & 22/01735/CLEUD			
Comments on Availability	Existing covenant on land Part of the site is currently used for other purposes. Agreed coventant with previous owners re residential development of some of the land.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS28</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land Opposite The Old Rectory, Mashbury Road, Chignal St James, Chelmsford, Essex			
Parish:	Chignal	Total Score:	113	
Developable Site Area (ha):	0.17	Reason for discounted areas:		
Potential Yield:	5	Typology:	18	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Site has road frontage & 2 entrances via 5 bar gates. Adjacent to buildings of local value.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS29</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	43 Dorset Avenue, Great Baddow, Chelmsford, Essex, CM2 9UA			
Parish:	Great Baddow	Total Score:	118	
Developable Site Area (ha):	0.07	Reason for discounted areas:		
Potential Yield:	2	Typology:	19	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Domestic residential dropped kerb provides access.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS31</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land West of Hands Farm, Radley Green Road, Highwood, Ingatestone, Essex			
Parish:	Highwood	Total Score:	97	
Developable Site Area (ha):	0.52	Reason for discounted areas:		
Potential Yield:	10	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Barn conservation on adjacent site showed PAH and TPH present.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Right of way over the land. Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS32</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Allotment Gardens, Seymour Street, Chelmsford, Essex			
Parish:	Chelmsford	Total Score:	97	
Developable Site Area (ha):	0.2	Reason for discounted areas:		
Potential Yield:	6	Typology:	18	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	0	The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	0	Ground treatment is expected to be required on the majority (90% or more) of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Existing site access connectivity via Falcons Mead. Allotments. Site is within 100m of Marconi Ponds Local Nature Reserve. Predominantly priority 1 contaminated land ECC CHL191.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	0	Site faces known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Statutory allotment site. Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS33</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North West of 71 School Road, Downham, Billericay, Essex			
Parish:	South Hanningfield	Total Score:	102	
Developable Site Area (ha):	0.85	Reason for discounted areas:		
Potential Yield:	19	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. TPO/2005/030 on northern boundary.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS34</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land Rear of Rettendon Lodge, Hayes Chase, Battlesbridge, Wickford, Essex			
Parish:	Rettendon	Total Score:	99	
Developable Site Area (ha):	3.91	Reason for discounted areas:	Electricity lines (0.03ha)	
Potential Yield:	77	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Not clear if there exists a vehicle access point.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Possible ransom strip.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS35</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South West of Hillcroft Marigold Lane, Stock, Ingatestone, Essex			
Parish:	Stock	Total Score:	106	
Developable Site Area (ha):	6.47	Reason for discounted areas:		
Potential Yield:	111	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS38</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land at Thrift Farm, Moulsham Thrift, Chelmsford, Essex			
Parish:	Chelmsford	Total Score:	101	
Developable Site Area (ha):	30.53	Reason for discounted areas:		
Potential Yield:	374	Typology:	27	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Access from Moulsham Thrift, from Wood Street, and from Galleywood Road. Adjacent ancient woodland (Moulsham Thrift Wood) and LoWS. Former gravel pit now pond overgrown with trees and separate clay pit also now wooded. Entrance from Wood Street affected by Wood Street Pottery Brickworks.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Part of the site is currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS39</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North West of St Cleres Hall, Main Road, Danbury, Chelmsford, Essex			
Parish:	Danbury	Total Score:	95	
Developable Site Area (ha):	8.9	Reason for discounted areas:		
Potential Yield:	153	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Adjacent to Registered Park and Garden. Natural Green Space (Limited Access). 1.39ha protected under TPO/2000/046; 1.39ha LoWS.Part of eastern boundary adjacent to Well Lane industrial area (soil and hardcore waste).			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS40</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Street Record Windsor Road, Downham, Billericay, Essex			
Parish:	South Hanningfield	Total Score:	99	
Developable Site Area (ha):	1.64	Reason for discounted areas:		
Potential Yield:	68	Typology:	7	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	0	Site is wholly/partially located within an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site is currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS41</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North of Chickdene Farm, Windsor Road, Downham, Billericay, Essex			
Parish:	South Hanningfield	Total Score:	101	
Developable Site Area (ha):	1.15	Reason for discounted areas:		
Potential Yield:	26	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS42</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	New Barnes Farm, Ingatestone Road, Highwood, Chelmsford, Essex, CM1 3RB			
Parish:	Highwood	Total Score:	90	
Developable Site Area (ha):	0.32	Reason for discounted areas:		
Potential Yield:	14	Typology:	20	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site occupied by other uses.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS43</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South of 38 Chalklands, Sandon, Chelmsford, Essex			
Parish:	Sandon	Total Score:	100	
Developable Site Area (ha):	0.63	Reason for discounted areas:		
Potential Yield:	12	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Protected Trees along the eastern boundary reference TPO/0221/126.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Possible ransom strip. Right of way over the land.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS44</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North of Cranham Road, Little Waltham, Chelmsford, Essex			
Parish:	Little Waltham	Total Score:	77	
Developable Site Area (ha):	9.73	Reason for discounted areas:		
Potential Yield:	0	Typology:	33	
Proposed Use:	Employment	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Site is adjacent to Drakes Lane Industrial Park. Sand and gravel extraction in 2000, now a pond, no receptors.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	Permission 21/00450/REM granted. Awaiting start on site			
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS45</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Larmar Engineering Co Ltd, Main Road, Margaretting, Ingatestone, Essex, CM4 9JD			
Parish:	Margaretting	Total Score:	91	
Developable Site Area (ha):	1.19	Reason for discounted areas:		
Potential Yield:	27	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Adjacent to Grade 2 listed building. Adjacent to a conservation area. 4 trees protected under TPO/2004/044.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS46</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	67 Peartree Lane, Bicknacre, Chelmsford, Essex, CM3 4LS			
Parish:	Bicknacre	Total Score:	104	
Developable Site Area (ha):	0.43	Reason for discounted areas:		
Potential Yield:	10	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Private 7m wide driveway from adopted road.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS47</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land at Junction of Woodhill Road and Hulls Lane, Sandon, Chelmsford, Essex			
Parish:	Sandon	Total Score:	111	
Developable Site Area (ha):	1.11	Reason for discounted areas:		
Potential Yield:	25	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS48</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land East of Myjoy, Woodhill Road, Sandon, Chelmsford, Essex			
Parish:	Sandon	Total Score:	108	
Developable Site Area (ha):	0.36	Reason for discounted areas:		
Potential Yield:	11	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS50</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land East of Premier Lodge Hotel, Main Road, Boreham, Chelmsford, Essex			
Parish:	Boreham	Total Score:	96	
Developable Site Area (ha):	3.07	Reason for discounted areas:		
Potential Yield:	0	Typology:	32	
Proposed Use:	Employment	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Within range of proposed rail station & bus stops. Access is available from Main Road. Adjacent to a Registered Park and Garden.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Possible ransom strip. Other developments may have right of way over the land.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS51</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Field OS Ref 4730, The Chase, Boreham, Chelmsford, Essex			
Parish:	Boreham	Total Score:	112	
Developable Site Area (ha):	1.42	Reason for discounted areas:		
Potential Yield:	32	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Access is available from residential development (The Chase).			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS52</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Briars Farm, Main Road, Boreham, Chelmsford, Essex, CM3 3AD			
Parish:	Boreham	Total Score:	107	
Developable Site Area (ha):	21.97	Reason for discounted areas:		
Potential Yield:	377	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. An access track to the north of the site provides access from Main Road, Boreham.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS53</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North of Cricketers Close, Broomfield, Chelmsford			
Parish:	Broomfield	Total Score:	86	
Developable Site Area (ha):	14.596	Reason for discounted areas:	Gas Pipe and Buffer (0.046ha)	
Potential Yield:	250	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	1	25%-50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Potential access off White Mead. Adjacent to buildings of local value. Archaeology Ref: ARCSIT/1880 on site. 0.438ha protected by TPO/2001/037. Handful of trees protected under TPO/2011/015, TPO/2011/016, TPO/1999/001. Northern area of the site covered by historic landfill site EAHLD31126.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS54</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land at Boreham Interchange, Colchester Road, Boreham, Chelmsford, Essex			
Parish:	Boreham	Total Score:	79	
Developable Site Area (ha):	84.278	Reason for discounted areas:	Gas pipe and Buffer (0.363ha), Electricity line (0.069ha)	
Potential Yield:	1321	Typology:	26	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	3	Site is adjacent to an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	1	25%-50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Within range of proposed rail station & bus stops. Access available from roundabout at Boreham interchange. Cycle Route 9 begins adjacent to Northern boundary of site. Adjacent to Grade 2 listed building. Partially within a conservation area. Natural Green Space (Limited Access). 0.449ha protected under TPO/2002/085. Small unknown infills, both Priority 4: CHL461, CHL512.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	22/02270/FUL received, yet to be determined			
Comments on Availability	Site in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS55</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Land East and West of the A12, North West of Howe Green, Sandon, Chelmsford, Essex			
Parish:	Great Baddow	Total Score:	76	
Developable Site Area (ha):	88.85	Reason for discounted areas:	Gas pipe and Buffer (0.036ha), Electricity line (0.444ha)	
Potential Yield:	0	Typology:	32+33+34	
Proposed Use:	Employment	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Yellow</b>
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Grade 2 listed building within site. Adjacent to buildings of local value. 18.19ha LoWS. Priority 4 small unknown infill: 1583; Priority 4 small unknown infill: 1567; ECC contaminated land: PRCHL17; Priority 4: 1094; Historic landfill: EAHLD01718; Historic landfill: EAHLD00476; Priority 2: 1627; Priority 2: 1628; Priority 2: 1629.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS56</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North of Mill Lane East of Barley Mead and South of Maldon Road, Danbury, Chelmsford, Essex			
Parish:	Danbury	Total Score:	100	
Developable Site Area (ha):	18.44	Reason for discounted areas:		
Potential Yield:	316	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Existing informal access off Cherry Garden Lane. 0.047ha protected under TPO/2007/046.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS58</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land East of Little Fields and North of Maldon Road, Danbury, Chelmsford, Essex			
Parish:	Danbury	Total Score:	103	
Developable Site Area (ha):	6.7	Reason for discounted areas:		
Potential Yield:	115	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Existing informal access off Runsell Lane. 1 tree protected under TPO/2004/016.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS59</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Field Adjacent Lionfield Cottages, Main Road, Boreham, Chelmsford, Essex			
Parish:	Boreham	Total Score:	105	
Developable Site Area (ha):	7.108	Reason for discounted areas:	Electricity lines (0.022ha)	
Potential Yield:	122	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	23/00168/FUL received, yet to be determined			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS63</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land East and West of Beehive Lane, Great Baddow, Chelmsford, Essex			
Parish:	Great Baddow	Total Score:	98	
Developable Site Area (ha):	24.8	Reason for discounted areas:		
Potential Yield:	425	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Adjacent to Grade 2 listed building.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS64</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Field at Junction of Main Road and Hoe Lane, Rettendon, Chelmsford, Essex			
Parish:	Rettendon	Total Score:	96	
Developable Site Area (ha):	14.05	Reason for discounted areas:		
Potential Yield:	241	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. The site has at least two vehicle access points from both Hoe Lane and Main Road.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Freehold out of promoters control.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS66</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land At Runwell House, Runwell Road, Runwell, Wickford, Essex			
Parish:	Runwell	Total Score:	101	
Developable Site Area (ha):	0.37	Reason for discounted areas:		
Potential Yield:	11	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Direct existing access from Runwell Road.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS67</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Allotment Gardens, Runwell Road, Runwell, Wickford, Essex			
Parish:	Runwell	Total Score:	92	
Developable Site Area (ha):	6.89	Reason for discounted areas:		
Potential Yield:	118	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Direct access from Runwell Road. Adjacent to Grade 2 listed building. Allotments.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	0	Site faces known legal issues		
Planning Permission or Allocation	Approx 1.77ha of site is an allotment garden which is not available for development			
Comments on Availability	Partially an allotment site. Site in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS68</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land West of 7 Abbey Fields, Chelmsford			
Parish:	East Hanningfield	Total Score:	105	
Developable Site Area (ha):	0.84	Reason for discounted areas:		
Potential Yield:	19	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Site could be accessed from an extension to the existing vehicular access at Abbey Fields. 4 trees protected under TPO/2001/021.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS69</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Bromley Lodge, Tileworks Lane, Rettendon Common, Chelmsford, Essex, CM3 8HB			
Parish:	East Hanningfield	Total Score:	99	
Developable Site Area (ha):	0.9	Reason for discounted areas:		
Potential Yield:	20	Typology:	8	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Historic Landfill: EAHLD01182 covers Northern area of site. ECC Contaminated Land, Glass/Brick/Tile manufacture: CHL126.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS70</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land At Green Lane, Roxwell, Chelmsford, Essex			
Parish:	Roxwell	Total Score:	103	
Developable Site Area (ha):	1.08	Reason for discounted areas:		
Potential Yield:	24	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Existing fields access from Green Lane. 3 trees protected under TPO/2007/009.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS71</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land East of Rignals Lane, Galleywood, Chelmsford, Essex			
Parish:	Galleywood	Total Score:	109	
Developable Site Area (ha):	15.43	Reason for discounted areas:		
Potential Yield:	265	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS72</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North of the Weir and West of Brook Hill, Little Waltham, Chelmsford			
Parish:	Little Waltham	Total Score:	95	
Developable Site Area (ha):	1.7	Reason for discounted areas:		
Potential Yield:	38	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	0	The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access could be provided from Brook Hill. Within conservation area. Natural Green Space (Limited Access). 1 tree protected under TPO/2017/022.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS73</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land East and West of A1114 and North and South of the A12, Great Baddow and Galleywood, Chelmsford, Essex			
Parish:	Galleywood	Total Score:	88	
Developable Site Area (ha):	44.02	Reason for discounted areas:	Gas pipe and Buffer (2.24ha)	
Potential Yield:	539	Typology:	27	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	3	Site is adjacent to an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage assets		
Archaeological Assets	3	Site is thought to be adjacent to one or more assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Vehicle access from A1114, A12, A130, Church Street and West Hanningfield Road. Part of building of local value. Natural Green Space (Limited Access). 0.05ha and handful of trees protected under TPO/2012/016, TPO/2005/026. Contaminated land Priority 4 SOPCO000792, SOPCO000791 within/adjacent to site. Contaminated land Priority 2 SOPCO000804, Priority 3 SOPCO000803 and Priority 4 SOPCO000324 adjacent to Western boundary of site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS74</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South East of 42 Church Hill, Little Waltham, Chelmsford, Essex			
Parish:	Little Waltham	Total Score:	91	
Developable Site Area (ha):	1.5	Reason for discounted areas:		
Potential Yield:	34	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Access to the site is available from Brook Hill. Adjacent to Grade 2 listed building. Overlaps a conservation area. Natural Green Space (Limited Access). 0.259ha protected under TPO/2016/017.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Entire site not within promoters control.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS78</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Staceys, School Lane, Broomfield, Chelmsford, Essex, CM1 7HF			
Parish:	Broomfield	Total Score:	98	
Developable Site Area (ha):	48.79	Reason for discounted areas:		
Potential Yield:	765	Typology:	26	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. Access both vehicular and pedestrian available from School Lane and Hollow Lane. Grade 2 listed buildings within site. Adjacent to buildings of local value.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS79</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Montpelier Farm, Blasford Hill, Little Waltham, Chelmsford, Essex, CM3 3PG			
Parish:	Little Waltham	Total Score:	101	
Developable Site Area (ha):	12.25	Reason for discounted areas:		
Potential Yield:	210	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Yellow</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within DSB. In range of bus stops. Access to Blasford Hill, Little Waltham. 1 tree protected under TPO/2001/040. Contaminated land priority 3: SOPC000130 adjacent to South East of site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SGS8. See 20/00001/MAS, 20/02064/OUT, 21/00881/FUL			
Comments on Availability	Entire site not within promoters control.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS80</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South West of 217 Chignal Road, Chignal Smealy, Chelmsford, Essex			
Parish:	Chignal	Total Score:	108	
Developable Site Area (ha):	0.65	Reason for discounted areas:		
Potential Yield:	12	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Access from Chignal Road and Mashbury Road.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Bethel Baptist Church on site. Right of access required to maintain drainage. Site currently in use for other purpose.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS82</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land South West of Bethel Baptist Church, Chignal Road, Chignal Smealy, Chelmsford, Essex			
Parish:	Chelmsford	Total Score:	117	
Developable Site Area (ha):	1.81	Reason for discounted areas:		
Potential Yield:	41	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Vehiculare access available from Chignal Road. Adjacent to Grade 2 listed building.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site not within promoters ownership.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS83</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land East and West of the A12 and North and South of the A414, Great Baddow and Sandon, Chelmsford, Essex			
Parish:	Danbury	Total Score:	84	
Developable Site Area (ha):	493.204	Reason for discounted areas:	Electricity line (0.836ha), Gas pipeline (0.2ha)	
Potential Yield:	6905	Typology:	23	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	1	25%-50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Within range of Sandon P&R and bus stops. Possible connection to Maldon Road. Grade 2 listed building within site. Overlaps conservation area. Adjacent to buildings of local value. Protected lane within site. 10.284ha protected under TPO/2010/021, TPO/2002/001, TPO/2002/085; 5.81ha LoWS. Priority 4 contaminated land within site: SOPC000473, SOPC000141, SOPC000498, SOPC000497, SOPC000140, SOPC000139, SOPC0000569, chl512.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Multiple ownership though promoter has option to purchase remaining area. Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS84</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land East of Two Wishes, Lynfords Drive, Runwell, Wickford, Essex			
Parish:	Runwell	Total Score:	96	
Developable Site Area (ha):	0.44	Reason for discounted areas:		
Potential Yield:	11	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Contaminated land: SOPC000853 adjacent to north of site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS85</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North of Green Acres, Runwell Chase, Runwell, Wickford, Essex			
Parish:	Runwell	Total Score:	103	
Developable Site Area (ha):	0.66	Reason for discounted areas:		
Potential Yield:	13	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Gated access from Lynfords drive. Land fronts onto Runwell Chase with rights of access.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS86</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land At Green Acres, Runwell Chase, Runwell, Wickford, Essex			
Parish:	Runwell	Total Score:	106	
Developable Site Area (ha):	0.32	Reason for discounted areas:		
Potential Yield:	14	Typology:	20	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Gated access from Lynfords drive. Land fronts onto Runwell Chase with rights of access.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS88</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Site At Fenn Roundabout, Burnham Road, South Woodham Ferrers, Chelmsford			
Parish:	South Woodham Ferrers	Total Score:	91	
Developable Site Area (ha):	1.05	Reason for discounted areas:		
Potential Yield:	0	Typology:	34	
Proposed Use:	Employment	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	3	Site is thought to be adjacent to one or more assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Archaeological survey carried out indicates potential for assets on site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Operational requirements on site from UKPN. Right of access required to maintain electrics.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS90</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land at 87 Main Road, Great Leighs, Chelmsford, Essex			
Parish:	Great Leighs	Total Score:	108	
Developable Site Area (ha):	0.92	Reason for discounted areas:		
Potential Yield:	21	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Site has highway frontage. 0.104ha protected under TPO/2003/098.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS91</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land East of Drakes Farm, Drakes Lane, Little Waltham, Chelmsford, Essex			
Parish:	Little Waltham	Total Score:	83	
Developable Site Area (ha):	2.12	Reason for discounted areas:		
Potential Yield:	42	Typology:	3+32+33+34	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	0	Site is wholly/partially located within an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Overlaps Drakes Lane employment area. Access to adjacent employment site, and has frontage onto Drakes Lane. 1.51ha protected under TPO/2003/076.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS92</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South of 4 Glenside Parsonage Lane, Margaretting, Ingatestone, Essex			
Parish:	Margaretting	Total Score:	89	
Developable Site Area (ha):	3.09	Reason for discounted areas:		
Potential Yield:	61	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Possible access from Parsonage Lane. Adjacent to conservation area. 0.159ha protected under TPO/2016/036. Priority 4 contaminated land SOPC000716 adjacent to northern boundary of the site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS93</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land West of Back Lane and West of Playing Fields, East of Ford End, Ford End, Chelmsford			
Parish:	Great Waltham	Total Score:	111	
Developable Site Area (ha):	5.7	Reason for discounted areas:		
Potential Yield:	98	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS94</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South East of Little Waltham, East and West of Essex Regiment Way, Little Waltham and Broomfield, Chelmsford Essex			
Parish:	Broomfield	Total Score:	81	
Developable Site Area (ha):	154.3	Reason for discounted areas:		
Potential Yield:	2160	Typology:	23	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	0	Site is wholly/partially located within an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. Overlaps Mid-Essex gravel site. Within range of Chelmer Valley P&R and bus stops. Grade 2 listed buildings within site. Natural Green Space (Limited Access). 7.58ha protected under TPO/2017/013, TPO/2006/017, TPO/2002/010, TPO/2003/007; 2.57ha LoWS; 2ha Essex Wildlife Trust Nature Reserve. Priority 3 contaminated land: SOPC000839, SOPC000840, SOPC000527. Contaminated land Priority 2: SOPC000248. Historic landfill: EAHLD01001, EAHLD01721.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SGS6. See 22/00001/MAS, 22/01950/OUT			
Comments on Availability	Part of site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS95</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Wood Farm, Stock Road, Galleywood, Chelmsford, Essex, CM2 8JU			
Parish:	Galleywood	Total Score:	93	
Developable Site Area (ha):	32.97	Reason for discounted areas:		
Potential Yield:	404	Typology:	27	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Priority 4 contaminated land: SOPC000810. Historic landfill: EAHL34696.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Potential issues with site access. Site in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS96</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South East of Glebe Farm, Stock Road, Galleywood, Chelmsford, Essex			
Parish:	Galleywood	Total Score:	101	
Developable Site Area (ha):	18.9	Reason for discounted areas:		
Potential Yield:	324	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS97</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South of A12 and East of Stock Road, Galleywood, Chelmsford, Essex			
Parish:	Galleywood	Total Score:	98	
Developable Site Area (ha):	7.12	Reason for discounted areas:	Gas pipe and Buffer (1.08ha)	
Potential Yield:	122	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Informal access off Bakers Lane. 1.17ha protected under TPO/2006/022.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS98</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Site South of Woodhouse Lane and East of North Court Road, Little Waltham, Chelmsford, Essex			
Parish:	Broomfield	Total Score:	111	
Developable Site Area (ha):	1.7	Reason for discounted areas:		
Potential Yield:	38	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. 0.08ha protected under TPO/2005/051.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS99</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South of A414 and North of Sandon Village, Maldon Road, Sandon, Chelmsford, Essex			
Parish:	Sandon	Total Score:	102	
Developable Site Area (ha):	33	Reason for discounted areas:	Electricity line (0.18ha)	
Potential Yield:	404	Typology:	27	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. Within range of Sandon P&R and bus stops. Adjacent to Grade 2 listed building. Adjacent to conservation area.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site not within promoters ownership.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS101</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North West of Park and Ride Terminus, Woodhill Road, Sandon, Chelmsford, Essex			
Parish:	Sandon	Total Score:	94	
Developable Site Area (ha):	13.44	Reason for discounted areas:	Electricity line (0.06ha)	
Potential Yield:	230	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	0	Site is wholly/partially located within an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. Within range of Sandon P&R and bus stops. Informal access exists off Maldon Road.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SGS3. See 22/00916/OUT			
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Overhead electric supply cables run through the site. Site not within promoters ownership.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS102</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Land at Garage Block and West of 5 to 11 Cards Road, Sandon, Chelmsford, Essex			
Parish:	Sandon	Total Score:	99	
Developable Site Area (ha):	8.82	Reason for discounted areas:	Electricity line (0.02ha), Gas pipe and Buffer (0.37ha)	
Potential Yield:	151	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Yellow</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicle access via Card's Road. Adjacent to conservation area. 0.093ha protected under TPO/2000/056.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Additional land required to achieve access. Overhead electric supply cables run through the site. Access to site limits development potential. Site not within promoters ownership.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS103</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land East of The Willows, East Hanningfield Road, Rettendon, Chelmsford, Essex			
Parish:	Rettendon	Total Score:	108	
Developable Site Area (ha):	0.73	Reason for discounted areas:		
Potential Yield:	14	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Within 100m of The Willows (LoWS).			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS104</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Horseshoe Farm, Main Road, Bicknacre, Chelmsford, Essex, CM3 4EX			
Parish:	Bicknacre	Total Score:	101	
Developable Site Area (ha):	5.26	Reason for discounted areas:		
Potential Yield:	90	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Yellow</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Access off of Main Road. 0.142ha protected under TPO/2006/001, TPO/2016/006.ECC contaminated land: CHL349.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS107</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South East of the Yard, Old Bell Lane, Rettendon, Chelmsford, Essex			
Parish:	Rettendon	Total Score:	113	
Developable Site Area (ha):	0.99	Reason for discounted areas:		
Potential Yield:	22	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS108</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land West of the Green Man and North of Highwood Road, Edney Common, Chelmsford, Essex			
Parish:	Highwood	Total Score:	96	
Developable Site Area (ha):	5.06	Reason for discounted areas:		
Potential Yield:	87	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Access off of Highwood Road. Within 100m of St Paul Highwood Churchyard (LoWS).			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS109</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land East of Four Gables and South of Ongar Road, Highwood, Chelmsford Essex			
Parish:	Highwood	Total Score:	93	
Developable Site Area (ha):	2.1	Reason for discounted areas:		
Potential Yield:	41	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS110</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land West of Red House, Cooksmill Green, Highwood, Chelmsford, Essex			
Parish:	Highwood	Total Score:	91	
Developable Site Area (ha):	5.3	Reason for discounted areas:		
Potential Yield:	91	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Access from Kings Court Farm. Adjacent to Grade 2 listed building.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS111</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North of Hawkin Smiths Farmhouse, Wyses Road, Highwood, Chelmsford, Essex			
Parish:	Highwood	Total Score:	100	
Developable Site Area (ha):	0.57	Reason for discounted areas:		
Potential Yield:	11	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS112</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North West of Mapletree Works, Brook Lane, Galleywood, Chelmsford			
Parish:	Galleywood	Total Score:	102	
Developable Site Area (ha):	4.88	Reason for discounted areas:		
Potential Yield:	84	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Possible ransom strip. Overhead electric supply cables run through the site.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS113</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North East of Skeggs Farm, Chelmsford Road, Writtle, Chelmsford, Essex			
Parish:	Writtle	Total Score:	101	
Developable Site Area (ha):	16.47	Reason for discounted areas:		
Potential Yield:	282	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Adjacent to landscape of local interest. TPO/2008/054 and Part of site lies within Writtle Bridge Meadows (LoWS).			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Possible ransom strip. Access to site limits development potential.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS114</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Southfields, School Road, Good Easter, Chelmsford, Essex, CM1 4RT			
Parish:	Good Easter	Total Score:	110	
Developable Site Area (ha):	0.62	Reason for discounted areas:		
Potential Yield:	12	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access into the site serving the residential property from School Road. Adjacent to conservation area. Contaminated land: SOPC000526 and ECC contaminated land: CHL416 within site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purpose.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS116</b>		<b>RAG Rating: Amber</b>		<b>30 May 2023</b>	
Site Address:	Land East of 1-15 Millfields, Danbury, Chelmsford, Essex				
Parish:	Danbury	Total Score:	105		
Developable Site Area (ha):	3.35	Reason for discounted areas:			
Potential Yield:	66	Typology:	3		
Proposed Use:	Residential	Comments on the size of site:			
<b>Suitability Criteria:</b>				<b>Suitability Rating: Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation			
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Public Transport	0	Site is in excess of 400m walking distance from all services			
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space			
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge			
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use			
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature			
Flood Risk Constraints	5	Site is wholly within Flood Zone 1			
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Ground treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre			
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility			
Comments on Suitability	Adjacent to DSB. Vehicle and Pedestrian access from Mill Lane.				
<b>Availability Criteria:</b>				<b>Availability Rating: Green</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Rating: Green</b>	
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					

<b>SHELAA Reference: CFS117</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	BAE Works, West Hanningfield Road, Great Baddow, Chelmsford			
Parish:	Great Baddow	Total Score:	80	
Developable Site Area (ha):	17.04	Reason for discounted areas:	Electricity substation (0.14ha), Sewage pumping station (0.05ha)	
Potential Yield:	292	Typology:	1+32+36	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	0	Site is wholly/partially located within an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. All via West Hanningfield Road at present. Cycle Route 14 runs along Northern boundary of site. Grade 2 listed building and local listed building within site. Part of building of local value. Outdoor Sports and Natural Green Space (Limited Access). Contaminated Land: SOPC000804 Electronic Research Facility since 1960s.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Land lease agreement currently in place. Part of site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS119</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Land East of the Crescent, Little Leighs, Chelmsford, Essex			
Parish:	Great Leighs	Total Score:	109	
Developable Site Area (ha):	5.37	Reason for discounted areas:		
Potential Yield:	0	Typology:	32+36	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	N/A	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. The site can be accessed from Braintree Road (A131) and The Crescent.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS120</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North West of Longlands Farm, Boreham Road, Great Leighs, Chelmsford			
Parish:	Great Leighs	Total Score:	101	
Developable Site Area (ha):	11.976	Reason for discounted areas:	Sewage Pumping Station (0.004ha)	
Potential Yield:	205	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access would be from Bromham Road. Adjacent to a Protected Lane. Handful of trees protected under TPO/2000/036 and TPO/2014/031. Sandylay Wood (LoWS) adjacent.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS121</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Ash Tree House, Boyton Cross, Roxwell, Chelmsford, Essex, CM1 4LP			
Parish:	Roxwell	Total Score:	94	
Developable Site Area (ha):	4	Reason for discounted areas:	Oil pipe (0.04ha)	
Potential Yield:	0	Typology:	32+33+34	
Proposed Use:	Employment	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Priority 3 contaminated land: SOPC000835, SOPC000836.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Part of site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS122</b>		<b>RAG Rating: Amber</b>		<b>30 May 2023</b>	
Site Address:	Land Northwest of Wheelers Hill Roundabout, Wheelers Hill, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Total Score:	98		
Developable Site Area (ha):	9.21	Reason for discounted areas:			
Potential Yield:	158	Typology:	2		
Proposed Use:	Residential	Comments on the size of site:			
<b>Suitability Criteria:</b>				<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation			
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Public Transport	5	Site is within 400m walking distance of one or more services			
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment			
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space			
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge			
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3			
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature			
Flood Risk Constraints	5	Site is wholly within Flood Zone 1			
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Ground treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre			
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility			
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access from Essex Regiment Way roundabout. Area adjacent protected under TPO/2016/017.Site adjacent to historic landfill: EAHL34697.				
<b>Availability Criteria:</b>				<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					

<b>SHELAA Reference: CFS123</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South East of Little Belsteads, Back Lane, Little Waltham, Chelmsford, Essex			
Parish:	Little Waltham	Total Score:	98	
Developable Site Area (ha):	2.15	Reason for discounted areas:		
Potential Yield:	42	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Access to Chelmer Valley P&R. Vehicular access available from Back Lane. Priority 2 contaminated land SOPC000840. Historic landfill: EAHL01001.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS124</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land Opposite Mid Essex Gravel Pits Ltd, Essex Regiment Way, Little Waltham, Chelmsford, Essex			
Parish:	Broomfield	Total Score:	82	
Developable Site Area (ha):	7.2	Reason for discounted areas:		
Potential Yield:	123	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	3	Site is adjacent to an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Vehicular access from Essex Regiment Way. Natural Green Space (Limited Access). Wholly covered by TPO (7.16ha) under TPO/2006/017; 2.57ha LoWS; 2ha Essex Wildlife Trust Nature Reserve. Contaminated land SOPC000527, CHL418. Historic landfill refuse tip east of Butlers Farm.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS125</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North of Cranham Road, Little Waltham, Chelmsford, Essex			
Parish:	Little Waltham	Total Score:	94	
Developable Site Area (ha):	9.78	Reason for discounted areas:		
Potential Yield:	168	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Existing vehicular access from Drakes Lane and Cranham Road. Contaminated land: SOPC00463, SOPC000240.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS126</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Brookmans Farm, Back Lane, Stock, Ingatestone, CM4 9DD			
Parish:	Stock	Total Score:	99	
Developable Site Area (ha):	0.6	Reason for discounted areas:		
Potential Yield:	12	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Site is currently accessed directly from Back Lane.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership		
Land Condition	3	Low intensity land uses		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS127</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South of Brookmans Farm, Back Lane, Stock, Ingatestone			
Parish:	Stock	Total Score:	106	
Developable Site Area (ha):	1.8	Reason for discounted areas:		
Potential Yield:	40	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS129</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South of Writtle and North of the A141, Writtle, Chelmsford, Essex			
Parish:	Writtle	Total Score:	88	
Developable Site Area (ha):	56.5	Reason for discounted areas:		
Potential Yield:	886	Typology:	26	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access from the Lodge Road or Margaretting Road or Paradise Road. Park and Recreation Ground. Area of contaminated land, Priority 4 and 3 SOPC000105 ECC Gravel Pit.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	3	Low intensity land uses		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Part of the site is currently in use for other purposes. Site not within promoters ownership.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS130</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South and South East of East Hanningfield Village, East Hanningfield, Chelmsford, Essex			
Parish:	East Hanningfield	Total Score:	104	
Developable Site Area (ha):	59.051	Reason for discounted areas:	Gas pipe and Buffer (2.139ha)	
Potential Yield:	926	Typology:	26	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	3	Site is adjacent to an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicle and cycle access from Main Road, Creep hedge Lane and Old Church Road. 2.085ha protected under TPO/1975/039, TPO/2016/016, TPO/1984/019.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS131</b>		<b>RAG Rating: Amber</b>		<b>30 May 2023</b>	
Site Address:	Land North and South of East Hanningfield Road, South and East of Howe Green, Sandon, Chelmsford, Essex				
Parish:	Sandon	Total Score:	101		
Developable Site Area (ha):	72.16	Reason for discounted areas:	Gas pipe and Buffer (2.26ha)		
Potential Yield:	1131	Typology:	26		
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use		
<b>Suitability Criteria:</b>				<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation			
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Public Transport	5	Site is within 400m walking distance of one or more services			
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space			
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge			
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3			
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1			
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Ground treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre			
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility			
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicle access from East Hanningfield Road, Southend Road, Southlands Chase and Butts Green Road. 0.01ha and handful of trees protected under TPO/2001/126.				
<b>Availability Criteria:</b>				<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site in use for other purposes				
<b>Achievability Criteria:</b>				<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					

<b>SHELAA Reference: CFS132</b>		<b>RAG Rating: Amber</b>		<b>30 May 2023</b>	
Site Address:	Land surrounding Highlands Farm East and West of Southend Road, East Hanningfield, Chelmsford, Essex				
Parish:	East Hanningfield	Total Score:	94		
Developable Site Area (ha):	145.62	Reason for discounted areas:			
Potential Yield:	4077	Typology:	24		
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use		
<b>Suitability Criteria:</b>				<b>Suitability Rating: Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation			
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Public Transport	0	Site is in excess of 400m walking distance from all services			
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road			
Designated Heritage Assets	0	Site contains one or more designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space			
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge			
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3			
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature			
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3			
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre			
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility			
Comments on Suitability	Outside of DSB. Vehicle access from Main Road. Grade 2 listed building within site. Within 100m of Plough and Sail Meadows (LoWS). Three areas of Priority 4 contaminated land on site.				
<b>Availability Criteria:</b>				<b>Availability Rating: Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Rating: Green</b>	
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					



<b>SHELAA Reference: CFS133</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South of 720 Galleywood Road, Chelmsford			
Parish:	Chelmsford	Total Score:	110	
Developable Site Area (ha):	0.11	Reason for discounted areas:		
Potential Yield:	3	Typology:	19+32+36	
Proposed Use:	Mixed Use	Comments on the size of site:	Current size of site is not suitable for large scale industrial use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Vehicular access from Galleywood Road.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS134</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South West of Silverwood, South Hanningfield Road, Rettendon, Chelmsford			
Parish:	Rettendon	Total Score:	110	
Developable Site Area (ha):	0.24	Reason for discounted areas:		
Potential Yield:	7	Typology:	18	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS135</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land north of The Old Coal Yard, Little Waltham, Chelmsford, Essex			
Parish:	Broomfield	Total Score:	93	
Developable Site Area (ha):	0.38	Reason for discounted areas:	0	
Potential Yield:	0	Typology:	32	
Proposed Use:	Employment	Comments on the size of site:	Current size of site is not suitable for large scale industrial use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Existing vehicular access from Little Waltham Road.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS136</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land south of Cob Cottage, Church Road, West Hanningfield, Chelmsford, Essex			
Parish:	West Hanningfield	Total Score:	97	
Developable Site Area (ha):	1.6	Reason for discounted areas:		
Potential Yield:	36	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. No vehicular access at present.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS137</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land West of Farrow Road, Chelmsford, Essex			
Parish:	Chelmsford	Total Score:	88	
Developable Site Area (ha):	3.67	Reason for discounted areas:		
Potential Yield:	0	Typology:	34	
Proposed Use:	Employment	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	0	Over 50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. Adjacent to Widford Industrial Estate. In range of bus stops. Vehicular access from Rodney Way. Priority 4 contaminated land prchl13.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS138</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land East of Hallfield House, Back Lane, Little Waltham, Chelmsford			
Parish:	Little Waltham	Total Score:	99	
Developable Site Area (ha):	3.28	Reason for discounted areas:		
Potential Yield:	64	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Adjacent to conservation area.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS139</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Boreham Airfield, Waltham Road, Boreham, Chelmsford			
Parish:	Boreham	Total Score:	93	
Developable Site Area (ha):	474.736	Reason for discounted areas:	Electricity line (0.664ha)	
Potential Yield:	6646	Typology:	23	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Yellow</b>
Proximity to Employment Areas	3	Site is adjacent to an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Access strategy submitted. Several grade 2 listed buildings in/adjacent to site. Natural Green Space (Limited Access), Proposed County Park. Handful of trees on boundary protected under TPO/2003/009, TPO/2017/013, The Grove (LoWS). Numerous small Priority 4 contaminated areas of land across the site: SOPC000295, SOPC000545.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SGS6. See 22/00001/MAS			
Comments on Availability	A safeguarded corridor runs north/south through the site which is allocated for the future North East Chelmsford Bypass. Part of site requires mineral extraction prior to development taking place.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS140</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South East of Merefields, Main Road, Little Waltham, Chelmsford, Essex			
Parish:	Little Waltham	Total Score:	104	
Developable Site Area (ha):	13.74	Reason for discounted areas:		
Potential Yield:	236	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Existing Footpaths access via roads and existing gates. Natural Green Space (Limited Access). Area adjacent protected under TPO/2005/018 and adjacent Chelmer Mosaic (LoWS).			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS141</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North West of the Crescent, Little Leighs, Chelmsford, Essex			
Parish:	Great Leighs	Total Score:	104	
Developable Site Area (ha):	2.98	Reason for discounted areas:		
Potential Yield:	58	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Adjacent Orchid Meadow (LoWS). Adjoins Priority 1 contaminated site: SOPC000233 - former gravel pit.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS142</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North of Lammas Cottage, High Street, Stock			
Parish:	Stock	Total Score:	96	
Developable Site Area (ha):	1.2	Reason for discounted areas:	Oil pipe (0.02ha)	
Potential Yield:	27	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access is available off Fosters Close and Stock Road. Adjacent to Grade 2 listed building. Partially within a conservation area. TPO/2001/068 and TPO/1990/006.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Pipeline runs through the site which requires a 6 metre easement to be undeveloped.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS143</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land at Seven Ash Green			
Parish:	Chelmsford	Total Score:	93	
Developable Site Area (ha):	6.79	Reason for discounted areas:		
Potential Yield:	116	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	0	The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Accessible Natural Green Space. TPO/2012/003 and Chelmer Valley Riverside (LoWS) both on boundary of the site. Priority 2 contaminated land SOPC000221 on portion of site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS144</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land East of St Marys Church, Church Road, Little Baddow, Chelmsford, Essex			
Parish:	Little Baddow	Total Score:	104	
Developable Site Area (ha):	0.38	Reason for discounted areas:		
Potential Yield:	11	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Existing access from Church Lane. Adjacent to Grade I Listed Building. Adjacent to a Protected Lane.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS145</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land East of Plantation Road and West of Church Road, Boreham, Chelmsford, Essex			
Parish:	Boreham	Total Score:	111	
Developable Site Area (ha):	18.06	Reason for discounted areas:		
Potential Yield:	310	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Access via Orchard Way.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS146</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land East of Bowen House, Wheelers Hill, Little Watham, Chelmsford, Essex			
Parish:	Little Watham	Total Score:	99	
Developable Site Area (ha):	1.03	Reason for discounted areas:		
Potential Yield:	23	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Existing field access from Plantation Road. Outdoor Sports (Private).			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS147</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land at and West of 71 School Road, Downham, Billericay, Essex			
Parish:	South Hanningfield	Total Score:	103	
Developable Site Area (ha):	7.19	Reason for discounted areas:		
Potential Yield:	123	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Handful of trees protected under TPO/2005/030 on boundary.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Small section of the site is on a long term lease as a car park.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS148</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North of Cuton Hall Lane, Chelmer Village, Springfield, Chelmsford, Essex			
Parish:	Springfield	Total Score:	96	
Developable Site Area (ha):	1.77	Reason for discounted areas:		
Potential Yield:	40	Typology:	3+32+33+34	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	3	Site is adjacent to an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Accessible Natural Green Space. 2 protected trees under TPO/2004/010.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	4	Established single use		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site in use for other purposes. Site not within promoters ownership.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS149</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North East of Mole Cottage, London Road, Chelmsford, Essex			
Parish:	Margaretting	Total Score:	86	
Developable Site Area (ha):	0.4	Reason for discounted areas:		
Potential Yield:	0	Typology:	32	
Proposed Use:	Employment	Comments on the size of site:	Current size of site is not suitable for large scale industrial use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Existing vehicular access is available directly from the A1016. Within 100m of Hylands Park (LoWS).			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site in use for other purposes			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Amber</b>
Viability	0	Development is likely unviable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS150</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North East of Berwyn, Maldon Road, Margetting, Ingatestone, Essex			
Parish:	Margaretting	Total Score:	98	
Developable Site Area (ha):	3.5	Reason for discounted areas:		
Potential Yield:	69	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access off both Roman Road and Maldon Road. 7 trees protected under TPO/2004/043.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS151</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land South and East of Springwood, Mashbury Road, Chignal St James, Chelmsford, Essex			
Parish:	Chignal	Total Score:	114	
Developable Site Area (ha):	0.3	Reason for discounted areas:		
Potential Yield:	9	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Adjacent to buildings of local value.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS152</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North of Ash Tree House, Boyton Cross, Roxwell			
Parish:	Roxwell	Total Score:	106	
Developable Site Area (ha):	2.59	Reason for discounted areas:		
Potential Yield:	51	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Priority 3 contaminated land adjacent to the south SOPC000836.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS153</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	206 and 208 Main Road, Broomfield, Chelmsford, Essex, CM1 7AJ			
Parish:	Broomfield	Total Score:	81	
Developable Site Area (ha):	0.4	Reason for discounted areas:	0	
Potential Yield:	0	Typology:	31	
Proposed Use:	Employment	Comments on the size of site:	Current size of site is not suitable for large scale industrial use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B-road		
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Existing vehicular access available from B1008. Adjacent to Grade 2 listed building. Adjacent to buildings of local value. 0.008ha protected under TPO/2001/055.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS154</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land East of Broomfield Library, 180 Main Road, Broomfield, Chelmsford, Essex			
Parish:	Broomfield	Total Score:	106	
Developable Site Area (ha):	0.44	Reason for discounted areas:		
Potential Yield:	11	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Existing vehicular access available from B1008. Adjacent to buildings of local value. 0.063ha protected under TPO/2001/055.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS155</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North of Nurses Cottage, North Hill, Little Baddow, Chelmsford, Essex			
Parish:	Little Baddow	Total Score:	103	
Developable Site Area (ha):	0.88	Reason for discounted areas:		
Potential Yield:	20	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Wholly covered by TPO (0.88ha) under TPO/2003/088 and within 100m of Heather Hills (LoWS) and Essex Wildlife Nature Reserve.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS156</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Land South West of 2 Scotts Green, Hollow Lane, Broomfield, Chelmsford			
Parish:	Broomfield	Total Score:	103	
Developable Site Area (ha):	9.8	Reason for discounted areas:		
Potential Yield:	168	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Yellow</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Access both vehicular and pedestrian available from School Lane and Hollow Lane. Within 100m of TPO/1986/025.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS158</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land South of St Annes, Priory Road, Bicknacre			
Parish:	Bicknacre	Total Score:	111	
Developable Site Area (ha):	6.58	Reason for discounted areas:		
Potential Yield:	113	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Northern boundary of site abuts Priory Road.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS159</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Field South of Jubilee Rise, Danbury, Chelmsford			
Parish:	Danbury	Total Score:	103	
Developable Site Area (ha):	1.7	Reason for discounted areas:		
Potential Yield:	38	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	3	Site is within 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. The North Eastern boundary abuts Jubilee Rise and the South Western boundary abuts Gay Bower Lane. Adjacent to a Protected Lane. 3 trees protected under TPO/2006/063, Bell Meadow (LoWS) and Hitchcocks Meadow (Essex Wildlife Nature Reserve) borders site, Danbury Common (SSSI) opposite site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS162</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land Adjacent to Sandpit Cottage, Holybred Lane, Little Baddow, Chelmsford			
Parish:	Little Baddow	Total Score:	97	
Developable Site Area (ha):	1.4	Reason for discounted areas:		
Potential Yield:	31	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. 1.02ha protected under TPO/2006/078 and borders Hollybred Wood (LoWS). SOPC000302.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	Permission 22/00945/FUL granted. Forecasted 24/25			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS163</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Land North side of Ladywell Lane, Sandon, Chelmsford			
Parish:	Sandon	Total Score:	106	
Developable Site Area (ha):	0.2	Reason for discounted areas:		
Potential Yield:	6	Typology:	18	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. 0.027ha protected under TPO/2015/001.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS165</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land known as North West Quadrant, West of Avon Road, Chelmsford			
Parish:	Writtle	Total Score:	94	
Developable Site Area (ha):	68.34	Reason for discounted areas:		
Potential Yield:	1072	Typology:	26	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. Current vehicle access via farm track to the north of junction of Roxwell Road with Lordship Lane. Other Green Space. 0.591ha protected under TPO/1990/024.SOPC000860, SOPC000801. immediately to the north/adjacent the site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS166</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land West of Hanbury Road, Chelmsford			
Parish:	Chelmsford	Total Score:	77	
Developable Site Area (ha):	4.07	Reason for discounted areas:		
Potential Yield:	0	Typology:	32+33+34	
Proposed Use:	Employment	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	1	25%-50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. Adjacent to Widford Industrial Estate. In range of bus stops. Vehicular access to the site is via Hanbury Road.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site occupied by other uses.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS168</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Hills Yard, Beachs Drive, Chelmsford, CM1 2NJ			
Parish:	Chelmsford	Total Score:	106	
Developable Site Area (ha):	0.855	Reason for discounted areas:	Sewage Pumping Station (0.035ha)	
Potential Yield:	55	Typology:	15	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	0	Over 50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Category 2 site 933.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	23/00116/FUL received, yet to be determined			
Comments on Availability	Site occupied by other uses.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS172</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South East Of Southlands Cottages, Runwell Road, Runwell, Wickford, Essex			
Parish:	Rettendon	Total Score:	98	
Developable Site Area (ha):	28.73	Reason for discounted areas:	Electricity line (0.01ha)	
Potential Yield:	352	Typology:	27	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicular access off Runwell Road (A132). 0.591ha protected under TPO/2001/078.Category 4 SOPC000015 to the west of site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS173</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land Adjacent Danbury Mission Evangelical Church, Maldon Road, Danbury, Chelmsford, Essex			
Parish:	Danbury	Total Score:	93	
Developable Site Area (ha):	0.45	Reason for discounted areas:		
Potential Yield:	15	Typology:	30	
Proposed Use:	Residential - Older persons	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	3	Site is within 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within DSB. In range of bus stops. Vehicular access via Medical Centre development. Within conservation area. 0.073ha protected under TPO/2002/064 and site within 100m of Bell Meadow (LoWS) and Hitchcocks Meadow (Essex Wildlife Trust Nature Reserve).			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Medical Centre on sitePossible ransom strip. Right of way over the land. Site occupied by other users.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS174</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land West Of Byfield House, Stock Road, Stock, Ingatestone, Essex			
Parish:	Danbury	Total Score:	109	
Developable Site Area (ha):	1.68	Reason for discounted areas:		
Potential Yield:	38	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicle Access via Stock Road and Crondon Park Lane. TPO/2015/003 adjacent site boundary. Category 4 site to the east SOPC000205.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS175</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Driving Range And Golf Academy, Crondon Park Golf Club, Stock Road, Stock, Ingatestone, Essex, CM4 9DP			
Parish:	Stock	Total Score:	88	
Developable Site Area (ha):	5.81	Reason for discounted areas:		
Potential Yield:	100	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	0	The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Vehicle Access via Crondon Park Lane. Outdoor Sports (Private).			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site occupied by other uses.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS176</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Crondon Park Golf Club Barn, Stock Road, Stock, Ingatestone, Essex			
Parish:	Stock	Total Score:	76	
Developable Site Area (ha):	3.88	Reason for discounted areas:		
Potential Yield:	0	Typology:	N/A	
Proposed Use:	Community Facility	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	N/A			
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	0	The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Vehicle Access via Crondon Park Lane. Grade 2 listed building within site. Outdoor Sports (Private).			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site occupied by other uses.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	3	Development is marginal		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability	No evidence of viability provided			

<b>SHELAA Reference: CFS177</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South And North West Of Lynfords Drive, Runwell, Wickford, Essex			
Parish:	Runwell	Total Score:	93	
Developable Site Area (ha):	1.702	Reason for discounted areas:	Gas pipe and Buffer (0.098ha)	
Potential Yield:	38	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. TPO/2006/072 on site boundary. SOPC000853.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site occupied by other uses.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS178</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Greenacres, Domsey Lane, Little Waltham, Chelmsford, Essex, CM3 3PS			
Parish:	Little Waltham	Total Score:	96	
Developable Site Area (ha):	2.48	Reason for discounted areas:		
Potential Yield:	49	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Small section already allocation in the Local Plan, forming part of SGS6. See 22/00001/MAS			
Comments on Availability	Site currently in use for other purpose.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS179</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South Of Hunters Moon, Whites Hill, Stock, Ingatestone, Essex			
Parish:	Stock	Total Score:	106	
Developable Site Area (ha):	0.3	Reason for discounted areas:		
Potential Yield:	9	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Access off of Madles Lane. Adjacent to Grade 2 listed building.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS180</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land Adjacent to Newells, Slades Lane, Galleywood, Chelmsford, Essex			
Parish:	Galleywood	Total Score:	106	
Developable Site Area (ha):	0.36	Reason for discounted areas:		
Potential Yield:	11	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Via Slades Lane.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	23/00205/OUT received, yet to be determined			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS181</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Land North and South of Brick Barns Farm			
Parish:	Broomfield	Total Score:	92	
Developable Site Area (ha):	156.508	Reason for discounted areas:	Gas pipe and Buffer (0.292ha)	
Potential Yield:	2191	Typology:	23	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Yellow</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B-road		
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Grade 2 listed buildings within site. Partially within conservation area. Adjacent to buildings of local value. 1.063ha protected under TPO/2003/055, TPO/2004/065 and part of St Marys Church (LoWS). SOPC000584.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SGS8			
Comments on Availability	Multiple ownership. Landowners have not ben involved with submission. No evidence of landowner/s support with submission. Site not within promoters ownership.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS182</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Land North and South of Brick Barns Farm, Mashbury Road, Chignal St James, Chelmsford, Essex			
Parish:	Chelmsford	Total Score:	100	
Developable Site Area (ha):	81.49	Reason for discounted areas:		
Potential Yield:	1278	Typology:	26	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Yellow</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Adjacent to Grade 2 listed building. Adjacent to buildings of local value. 19 trees on/within boundary protected under TPO/2004/045. Category 4 sites: SOPC000587, SOPC000589, SOPC000588, SOPC000590.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Entire site not within promoters control.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS183</b>		<b>RAG Rating: Amber</b>		<b>30 May 2023</b>	
Site Address:	Land North of Newlands Spring and South West of Broomfield Village, Chignall and Broomfield, Chelmsford, Essex				
Parish:	Broomfield	Total Score:	101		
Developable Site Area (ha):	14.33	Reason for discounted areas:			
Potential Yield:	246	Typology:	1		
Proposed Use:	Residential	Comments on the size of site:			
<b>Suitability Criteria:</b>				<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation			
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Public Transport	0	Site is in excess of 400m walking distance from all services			
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment			
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space			
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge			
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3			
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features			
Flood Risk Constraints	5	Site is wholly within Flood Zone 1			
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Ground treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre			
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility			
Comments on Suitability	Adjacent to Urban Area. Vehicle access via Hollow Lane. Adjacent to Grade 2 listed building. Adjacent to buildings of local value.				
<b>Availability Criteria:</b>				<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					

<b>SHELAA Reference: CFS187</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North South East and West of Pontlands Park Hotel, West Hanningfield Road, Great Baddow, Chelmsford			
Parish:	Great Baddow	Total Score:	89	
Developable Site Area (ha):	29.365	Reason for discounted areas:	Gas pipe and Buffer (1.275ha)	
Potential Yield:	360	Typology:	27	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	3	Site is adjacent to an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	3	Site is thought to be adjacent to one or more assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Adjacent to Former BAE Systems site. In range of bus stops. Access off A12/A1114 roundabout or West Hanningfield Road. Adjacent to Local Listed building. Adjacent to buildings of local value. Natural Green Space (Limited Access). Handful of trees on boundary protected under TPO/2005/026. Pond identified in northern section as priority 4.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS188</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Danecroft, Woodhill Road, Danbury, Chelmsford, Essex, CM3 4DY			
Parish:	Danbury	Total Score:	109	
Developable Site Area (ha):	0.98	Reason for discounted areas:		
Potential Yield:	22	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Adjacent to a conservation area. Within 500m of Danbury Common (SSSI).			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site occupied by other uses.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS189</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land North West of Montpelier Villa, Main Road, Little Waltham, Chelmsford, Essex			
Parish:	Little Waltham	Total Score:	113	
Developable Site Area (ha):	0.39	Reason for discounted areas:		
Potential Yield:	12	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SGS8. See 20/00001/MAS, 20/02064/OUT, 21/02126/REM			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS191</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land West of 129 Watchhouse Road, Galleywood			
Parish:	Galleywood	Total Score:	109	
Developable Site Area (ha):	14.52	Reason for discounted areas:		
Potential Yield:	249	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Adjacent to grade 2 listed building.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site occupied by other use.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS192</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land on the west side of North Hill, Little Baddow, Chelmsford			
Parish:	Little Baddow	Total Score:	113	
Developable Site Area (ha):	0.72	Reason for discounted areas:	Sewage Pumping Station (0.05ha)	
Potential Yield:	14	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Wholly covered by TPO (0.77ha) protected under TPO/2007/129 and TPO/2007/160 and within 100m of Boreham Meads (LoWS).			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS193</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	1 Wantz Cottage, Ship Road, West Hanningfield, Chelmsford			
Parish:	West Hanningfield	Total Score:	110	
Developable Site Area (ha):	0.06	Reason for discounted areas:		
Potential Yield:	2	Typology:	19	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Access from Ship Road.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS194</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	2 Wantz Cottage, Ship Road, West Hanningfield, Chelmsford			
Parish:	West Hanningfield	Total Score:	110	
Developable Site Area (ha):	0.07	Reason for discounted areas:		
Potential Yield:	2	Typology:	19	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS195</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South East of 36 Castle Close and North West of 42 Catherines Close			
Parish:	Great Leighs	Total Score:	107	
Developable Site Area (ha):	2.53	Reason for discounted areas:		
Potential Yield:	50	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access achievable from Beadle Way.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS196</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South of Chelmer Village Way and North of the Chelmer and Blackwater Navigtion, Springfield, Chelmsford			
Parish:	Springfield	Total Score:	86	
Developable Site Area (ha):	31.627	Reason for discounted areas:	Gas pipe and Buffer (1.153ha)	
Potential Yield:	387	Typology:	27	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network		
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	0	The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	1	25%-50% of the site area is within Flood Zone 3		
Air Quality Management Areas	3	Site is within 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Adjacent to Grade 2 listed building. Within conservation area. Part of building of local value. Accessible Natural Green Space. Handful of trees on boundary protected under TPO/2007/020, TPO/2007/021; 10.29ha LoWS.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS197</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Former Industrial Site, Rignals Lane, Galleywood, Chelmsford			
Parish:	Galleywood	Total Score:	100	
Developable Site Area (ha):	1.62	Reason for discounted areas:		
Potential Yield:	67	Typology:	7	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	0	Site is wholly/partially located within an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within DSB. In range of bus stops. Existing vehicular access from Rignals Lane. 0.016ha protected under TPO/2006/069.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS198</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Barn adjacent the old Off Licence, Blasford Hill, Little Waltham, Chelmsford			
Parish:	Little Waltham	Total Score:	111	
Developable Site Area (ha):	0.38	Reason for discounted areas:	0	
Potential Yield:	11	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Adjacent to Grade 2 listed building. 1 tree on boundary protected under TPO/2001/032.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS199</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land at Sturgeons Farm, Cow Watering Lane, Writtle			
Parish:	Writtle	Total Score:	82	
Developable Site Area (ha):	0.69	Reason for discounted areas:		
Potential Yield:	0	Typology:	N/A	
Proposed Use:	Community Facility	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	N/A			
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	0	The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	1	25%-50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Vehicle Access via Lordship Road or through the farm. Natural Green Space (Limited Access).			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated within the Local Plan forming part of SPA6			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	3	Development is marginal		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability	No evidence of viability provided			

<b>SHELAA Reference: CFS200</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land north and south of 19 and 21 Lordship Road, Writtle			
Parish:	Writtle	Total Score:	111	
Developable Site Area (ha):	1.49	Reason for discounted areas:		
Potential Yield:	33	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicle Access via existing vehicular access from Lordship Road. 0.1ha protected under TPO/2016/042, TPO/2000/058.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS201</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South West of Writtle College Juicing Plant, Lordship Road, Writtle			
Parish:	Writtle	Total Score:	114	
Developable Site Area (ha):	7.3	Reason for discounted areas:		
Potential Yield:	125	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicle Access via existing vehicular access from Lordship Road.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS203</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Countryside Skills Centre, Cow Watering Lane, Writtle			
Parish:	Writtle	Total Score:	106	
Developable Site Area (ha):	6.57	Reason for discounted areas:		
Potential Yield:	113	Typology:	2	
Proposed Use:	Residential - Other	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SPA6			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS204</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Chelmsford City Racecourse, Great Leighs Bypass, Great Leighs			
Parish:	Great Leighs	Total Score:	81	
Developable Site Area (ha):	158.5	Reason for discounted areas:		
Potential Yield:	2219	Typology:	23	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	3	Site is adjacent to an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within DSB. In range of bus stops. Grade 2 listed buildings within site. Accessible Natural Green Space, Other Green Space. 8.85ha protected under TPO/2001/083, TPO/2001/100, TPO/2005/038, TPO/2007/116; 5ha Phyliss Currie/Dumney Lane Woods LoWS; 2.778ha Ancient Woodland. Historic landfill: Essex Showground. Small areas of contaminated land scattered across the site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SGS7			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS205</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Runwell Hall Farm, Hoe Lane, Rettendon, Chelmsford			
Parish:	Runwell	Total Score:	90	
Developable Site Area (ha):	67.4	Reason for discounted areas:	Electricity line (0.1ha)	
Potential Yield:	1057	Typology:	26	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	0	Site is wholly/partially located within an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Site is currently accessed from Hoe Lane. 7.15ha protected under TPO/2010/025, TPO/2010/037; 7.18ha Gorse Wood LoWS; 1.548ha Ancient Woodland.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS206</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South East of Sandpit Cottage, Holybread Lane, Little Baddow			
Parish:	Little Baddow	Total Score:	99	
Developable Site Area (ha):	2.39	Reason for discounted areas:		
Potential Yield:	47	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Adjacent to a Protected Lane.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS207</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land to the East of Bulls Lodge Farm, Generals Lane, Boreham			
Parish:	Boreham	Total Score:	104	
Developable Site Area (ha):	1.11	Reason for discounted areas:		
Potential Yield:	25	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. Adjacent to Grade 2 listed building.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS208</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land at Manor Farm, Sandford Mill Lane, Great Baddow, Chelmsford			
Parish:	Great Baddow	Total Score:	88	
Developable Site Area (ha):	90.531	Reason for discounted areas:	Gas pipe and Buffer (4.419ha)	
Potential Yield:	1109	Typology:	25	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network		
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	0	Over 50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Partially within conservation area. Adjacent to buildings of local value. Natural Green Space (Limited Access), Outdoor Sport (Private), Proposed County Park. 0.03ha protected under TPO/2000/008.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in the Local Plan forming SGS3a. See 21/00003/MAS, 22/01732/OUT, 22/1732/FUL			
Comments on Availability	Site not within promoters ownership.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS209</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land East and West of Beaumont Otes, Chignal Road, Chignal Smealy, Chelmsford			
Parish:	Broomfield	Total Score:	96	
Developable Site Area (ha):	60.55	Reason for discounted areas:		
Potential Yield:	949	Typology:	26	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Adjacent to buildings of local value. Category 4 contaminated land: SOPC000278, CHL295, CHL474, CHL479, SOPC000591.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS211</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Campion Farm, Gutters Lanes, Broomfield, Chelmsford, Essex CM1 7BT			
Parish:	Broomfield	Total Score:	104	
Developable Site Area (ha):	2.49	Reason for discounted areas:	0	
Potential Yield:	49	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Existing vehicular access from Gutters Lane.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purpose.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS212</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Field East Of Saxon Way, Broomfield, Chelmsford, Essex			
Parish:	Broomfield	Total Score:	89	
Developable Site Area (ha):	16.47	Reason for discounted areas:		
Potential Yield:	282	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Vehicular access from Saxon Way and Gutters Lane available to the site. Saxon Burial site. Chelmer Valley (LoWS). Priority 4 contaminated land SOPC000227 and ECC CHL233.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purpose.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS213</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South of Hassenbrook, Victoria Road, Writtle, Chelmsford			
Parish:	Writtle	Total Score:	108	
Developable Site Area (ha):	11	Reason for discounted areas:		
Potential Yield:	189	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Informal access off Ongar Road. Priority 1 contaminated land SOPC000890. immediately adjacent south east boundary of the site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS214</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South of Ongar Road and West of Highwood Road, Writtle, Chelmsford			
Parish:	Writtle	Total Score:	97	
Developable Site Area (ha):	2.94	Reason for discounted areas:		
Potential Yield:	58	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. TPO/2019/005. Small portion of contaminated land CHL601.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS215</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North East of Spread Eagle, Church Lane, Great Waltham, Chelmsford			
Parish:	Great Waltham	Total Score:	111	
Developable Site Area (ha):	22.7	Reason for discounted areas:		
Potential Yield:	389	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS216</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South of Church of England Primary School, Main Road, Ford End, Chelmsford			
Parish:	Great Waltham	Total Score:	113	
Developable Site Area (ha):	5.44	Reason for discounted areas:		
Potential Yield:	93	Typology:	2+36	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS217</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land East of Home Pastures, Main Road, Ford End, Chelmsford			
Parish:	Great Waltham	Total Score:	109	
Developable Site Area (ha):	4.4	Reason for discounted areas:		
Potential Yield:	75	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Informal access off Sandon Hill. Priority 4 contaminated land SOPC000367 and ECC CHL369.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS218</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North of Hilltop, Southend Road, Howe Green, Chelmsford			
Parish:	Sandon	Total Score:	103	
Developable Site Area (ha):	0.2	Reason for discounted areas:		
Potential Yield:	6	Typology:	18	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Access via Hilltops. Wholly covered by TPO (0.2ha) protected under TPO/2015/018.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS220</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North East of Hands Farm Cottages, Radley Green Road, Highwood			
Parish:	Highwood	Total Score:	98	
Developable Site Area (ha):	0.38	Reason for discounted areas:		
Potential Yield:	11	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Public highway runs alongside the site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Possible allotment site. Land aquired as allotments.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS221</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land West of Greenfield, Highwood Road, Edney Common, Chelmsford			
Parish:	Highwood	Total Score:	97	
Developable Site Area (ha):	0.19	Reason for discounted areas:		
Potential Yield:	6	Typology:	18	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Public highway runs alongside the site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Possible allotment site. Play equipment on site. Land acquired as allotments.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS224</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Chenwill, Links Drive, Chelmsford			
Parish:	Chelmsford	Total Score:	97	
Developable Site Area (ha):	0.07	Reason for discounted areas:		
Potential Yield:	2	Typology:	19	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. 2 trees protected under TPO/2006/006.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Possible ransom strip. Access to the site needs to be established.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS226</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Field Rear of Telephone Exchange, Church Street, Great Baddow, Chelmsford			
Parish:	Great Baddow	Total Score:	88	
Developable Site Area (ha):	4.36	Reason for discounted areas:		
Potential Yield:	75	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	0	Ground treatment is expected to be required on the majority (90% or more) of the site		
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Access and site links to Church Street Great Baddow. Opposite Listed Building. Opposite to buildings of local value. 0.312ha protected under TPO/2007/081. Majority of site within Church Street Historic Landfill CHE030.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site not within promoters ownership.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS227</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South West of Rettendon Place Farm, Main Road, Rettendon			
Parish:	Rettendon	Total Score:	103	
Developable Site Area (ha):	10.163	Reason for discounted areas:	Gas pipe and Buffer (0.537ha)	
Potential Yield:	174	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Unclear if there exists existing vehicle access.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS228</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North West of Rettendon Turnpike, Rettendon, Chelmsford			
Parish:	Rettendon	Total Score:	100	
Developable Site Area (ha):	3	Reason for discounted areas:		
Potential Yield:	59	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicle access from Rettendon turnpike.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS229</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land East of A130 and North West of Runwell Road, Rettendon			
Parish:	Rettendon	Total Score:	100	
Developable Site Area (ha):	2.982	Reason for discounted areas:	Gas pipe and Buffer (0.248ha)	
Potential Yield:	58	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicle access from Rettendon turnpike.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS230</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North West of Hillminster, Hawk Hill, Rettendon, Wickford			
Parish:	Rettendon	Total Score:	92	
Developable Site Area (ha):	2.3	Reason for discounted areas:		
Potential Yield:	45	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicle access from Rettendon turnpike. 2.281ha protected under TPO/2001/078.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS231</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South of Burnham Road, Battlesbridge, Wickford			
Parish:	Rettendon	Total Score:	95	
Developable Site Area (ha):	14.254	Reason for discounted areas:	Gas pipe and Buffer (0.238ha), Electricity line (0.208ha)	
Potential Yield:	244	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicle access from Rettendon turnpike. 0.238ha protected under TPO/2001/078.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

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

<b>SHELAA Reference: CFS233</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South East of Rettendon Place, Main Road, Rettendon, Chelmsford			
Parish:	Rettendon	Total Score:	102	
Developable Site Area (ha):	30.32	Reason for discounted areas:		
Potential Yield:	371	Typology:	27	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. There are road links from the Main Road into Rettendon. 0.045ha protected under TPO/1989/064.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS234</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North East of Rettendon Turnpike, Rettendon, Chelmsford			
Parish:	Rettendon	Total Score:	107	
Developable Site Area (ha):	9.36	Reason for discounted areas:		
Potential Yield:	161	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. This site has access from the Woodham Road and Rettendon turnpike.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS235</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF			
Parish:	Little Waltham	Total Score:	102	
Developable Site Area (ha):	0.3	Reason for discounted areas:	0	
Potential Yield:	9	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. 0.011ha protected under TPO/2011/006, TPO/2018/005.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS236</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North West of Sundayville, Lynfords Drive, Runwell, Wickford			
Parish:	Runwell	Total Score:	103	
Developable Site Area (ha):	18.241	Reason for discounted areas:	Gas pipe and Buffer (0.123ha), Electricity line (0.236ha)	
Potential Yield:	313	Typology:	1+36	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Adjacent to Runwell Hospital contaminated land SOPC000853.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Electric pylons run through the site.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS238</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Parklands West Hanningfield Road, Great Baddow, Chelmsford, Essex CM2 8HR			
Parish:	Great Baddow	Total Score:	106	
Developable Site Area (ha):	0.17	Reason for discounted areas:		
Potential Yield:	5	Typology:	18	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Present pedestrian access via 'Parklands'.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Forms part of residential garden			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS239</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South of The Old Rectory, Mashbury Road, Chignal St James			
Parish:	Chignal	Total Score:	113	
Developable Site Area (ha):	0.13	Reason for discounted areas:		
Potential Yield:	4	Typology:	18	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Site has road frontage. Adjacent to buildings of local value.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS240</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land between Windsor Road and Oak Road, Downham Road, Ramsden Heath, Billericay			
Parish:	South Hanningfield	Total Score:	108	
Developable Site Area (ha):	0.38	Reason for discounted areas:		
Potential Yield:	11	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	3	Site is adjacent to an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS241</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Civic Centre Land Site, Duke Street, Chelmsford			
Parish:	Chelmsford	Total Score:	102	
Developable Site Area (ha):	1.926	Reason for discounted areas:	Electricity substation (0.004ha)	
Potential Yield:	197	Typology:	13+31+35	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	3	Site is adjacent to an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network		
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. Within range of rail station & bus stops. Local listed building within site. Partially within conservation area. Part of building of local value. TPO/2006/010 on Coval Lane.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in Local Plan forming SGS1e			
Comments on Availability	Electricity substation on site. Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS243</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Play Area, Jubilee Rise, Danbury, Chelmsford			
Parish:	Danbury	Total Score:	115	
Developable Site Area (ha):	0.05	Reason for discounted areas:		
Potential Yield:	2	Typology:	19	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within DSB.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Electricity substation on site.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS253</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Allotment Gardens, Hill Road South, Chelmsford			
Parish:	Chelmsford	Total Score:	87	
Developable Site Area (ha):	2.38	Reason for discounted areas:	0	
Potential Yield:	47	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	0	Over 50% of the site area is within Flood Zone 3		
Air Quality Management Areas	3	Site is within 500m from a designated AQMA		
Ground Condition Constraints	0	Ground treatment is expected to be required on the majority (90% or more) of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Adjacent to conservation area. Allotments. Chelmsford Watermeadows (LoWS) borders the site. Contaminated land SOPC000885.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	0	Site faces known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Statutory allotment site. Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS254</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Freighter House Depot, Drovers Way, Boreham, Chelmsford			
Parish:	Boreham	Total Score:	99	
Developable Site Area (ha):	2.807	Reason for discounted areas:	Gas pipe and Buffer (0.062ha), Electricity Substation (0.001ha)	
Potential Yield:	252	Typology:	11+32+36	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	0	Site is wholly/partially located within an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. Within range of proposed rail station & bus stops. TPO/2000/040.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes. Entire site is not within promoters control.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Amber</b>	
Viability	0	Development is likely unviable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS255</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Brand and Howes Ltd, 47 Baddow Road, Chelmsford, CM2 0DD			
Parish:	Chelmsford	Total Score:	99	
Developable Site Area (ha):	0.09	Reason for discounted areas:		
Potential Yield:	3	Typology:	22+31	
Proposed Use:	Mixed Use	Comments on the size of site:	Current size of site is not suitable for large scale industrial use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Yellow</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	0	Over 50% of the site area is within Flood Zone 3		
Air Quality Management Areas	3	Site is within 500m from a designated AQMA		
Ground Condition Constraints	0	Ground treatment is expected to be required on the majority (90% or more) of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Adjacent to conservation area. Within 100m of Chelmer Valley (LoWS). Contaminated land SOPC000149 and ECC CHL628. GIS shows categories 3 and 4.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of CW1d			
Comments on Availability	Site currently in use for other purposes. Entire site is not within promoters control.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS256</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Garages rear of 44 St Nazaire Road, Chelmsford			
Parish:	Chelmsford	Total Score:	121	
Developable Site Area (ha):	0.24	Reason for discounted areas:		
Potential Yield:	16	Typology:	9	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated within the local Plan forming GSP1r			
Comments on Availability	Site currently in use for other purposes. Entire site is not within promoters control.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS257</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Garages rear of 27 Medway Close, Chelmsford			
Parish:	Chelmsford	Total Score:	113	
Developable Site Area (ha):	1.28	Reason for discounted areas:		
Potential Yield:	29	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	1	25%-50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in the Local Plan forming GSP1s. Permission 21/00195/FUL received, yet to be determined			
Comments on Availability	Entire site not within promoters control. Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS260</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land North of Galleywood Reservoir, Beehive Lane, Galleywood, Chelmsford			
Parish:	Galleywood	Total Score:	114	
Developable Site Area (ha):	0.78	Reason for discounted areas:		
Potential Yield:	17	Typology:	8	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within DSB. In range of bus stops. Amenity Green Space. Within 100m of Galleywood Common (LoWS) and Local Nature Reserve.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of GSP4. Permission 22/00397/OUT approved, awaiting start on site			
Comments on Availability	Entire site not within promoters control.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS261</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Sandford Mill Water Works, Sandford Mill, Springfield, Chelmsford			
Parish:	Springfield	Total Score:	75	
Developable Site Area (ha):	7.4	Reason for discounted areas:		
Potential Yield:	746	Typology:	28	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	0	Over 50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Wholly within a conservation area. Part of building of local value. Other Green Space. 0.007ha LoWS. Loss of museum would occur.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in the Local Plan forming SPA5			
Comments on Availability	Site is currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS262</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North West of Lockside Marina, Hill Road South, Chelmsford			
Parish:	Chelmsford	Total Score:	89	
Developable Site Area (ha):	1.8	Reason for discounted areas:		
Potential Yield:	184	Typology:	13	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	0	Over 50% of the site area is within Flood Zone 3		
Air Quality Management Areas	3	Site is within 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Partially within conservation area. Contaminated land SOPC000407 and SOPC000408.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Amber</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership		
Land Condition	2	Established multiple uses		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	Site is already allocated within the Local Plan forming part of CW1e			
Comments on Availability	Multiple ownership. Multiple leases on site. Part of the site currently in use for other purposes. Entire site is not within promoters control.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Amber</b>
Viability	0	Development is likely unviable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS263</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Baddow Road Car Park, Baddow Road, Chelmsford			
Parish:	Chelmsford	Total Score:	100	
Developable Site Area (ha):	0.88	Reason for discounted areas:	Sewage Pumping Station (0.07ha)	
Potential Yield:	56	Typology:	15	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Yellow</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	0	Over 50% of the site area is within Flood Zone 3		
Air Quality Management Areas	3	Site is within 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Wholly within a conservation area. Adjoining site contaminated: SOPC000726 and ECC CHL628.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated within the Local Plan forming CW1d			
Comments on Availability	Sewer runs through site.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS265</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Galleywood Hall, 279 Beehive Lane, Great Baddow			
Parish:	Great Baddow	Total Score:	106	
Developable Site Area (ha):	1.03	Reason for discounted areas:		
Potential Yield:	43	Typology:	7	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. 0.008ha protected under TPO/2004/007.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation				
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS266</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Waterhouse Lane Depot and Nursery Waterhouse Lane, Chelmsford			
Parish:	Chelmsford	Total Score:	100	
Developable Site Area (ha):	0.84	Reason for discounted areas:		
Potential Yield:	54	Typology:	15	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Yellow</b>
Proximity to Employment Areas	3	Site is adjacent to an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Adjacent to Local Listed Buildings. Adjacent to buildings of local value. SOPC000174.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in the Locl Plan forming GSP1n			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS267</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Essex Police HQ and Sports Ground, New Court Road, Chelmsford			
Parish:	Chelmsford	Total Score:	100	
Developable Site Area (ha):	4.73	Reason for discounted areas:		
Potential Yield:	81	Typology:	2+32	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Access from a private road, Kingston Avenue and Margaret's Road. Part of building of local value. Outdoor Sports (Private). 0.07ha protected under TPO/2011/004.SOPC000411.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Part of the site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS268</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land between Highview and High House Farm, Woodham Road, Battlesbridge			
Parish:	Rettendon	Total Score:	105	
Developable Site Area (ha):	2.27	Reason for discounted areas:		
Potential Yield:	44	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Access south of Woodham Road. Adjacent to grade 2 listed building.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Part of the site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS269</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land between Highview and High House Farm, Woodham Road, Battlesbridge			
Parish:	Rettendon	Total Score:	100	
Developable Site Area (ha):	4.2	Reason for discounted areas:		
Potential Yield:	72	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Access south of Woodham Road. Adjacent to grade 2 listed building.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Part of the site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS270</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South East of High House Farm, Woodham Road, Battlesbridge			
Parish:	Rettendon	Total Score:	100	
Developable Site Area (ha):	8.1	Reason for discounted areas:		
Potential Yield:	139	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Access south of Woodham Road. Grade 2 Listed Building adjacent to site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Part of the site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS271</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land between Highview and High House Farm, Woodham Road, Battlesbridge			
Parish:	Rettendon	Total Score:	105	
Developable Site Area (ha):	1.04	Reason for discounted areas:		
Potential Yield:	23	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Access south of Woodham Road. Grade 2 Listed Building adjacent to site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Part of the site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS272</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North East of 148 The Street, Little Waltham			
Parish:	Little Waltham	Total Score:	90	
Developable Site Area (ha):	1.27	Reason for discounted areas:	0	
Potential Yield:	28	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Access via track beside 148 The Street. Adjacent to a conservation area.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS274</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Bell Works, Well Lane Danbury, Chelmsford			
Parish:	Danbury	Total Score:	105	
Developable Site Area (ha):	0.576	Reason for discounted areas:	Electricity substation (0.004ha)	
Potential Yield:	13	Typology:	8	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within DSB. In range of bus stops. Vehicular access via Well Lane. Adjacent to a Registered Park and Garden. Within 100m of Danbury Country Park (LoWS).			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS276</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Former St Peters College, Fox Crescent, Chelmsford			
Parish:	Chelmsford	Total Score:	111	
Developable Site Area (ha):	11.19	Reason for discounted areas:		
Potential Yield:	192	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. School playing fields. 2 trees on boundary protected under TPO/1987/015, TPO/2001/017.SOPC000851 just outside site boundary.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in Local Plan forming SGS1b. See 21/00002/MAS, 21/00396/FUL			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS277</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	187 Main Road, Broomfield			
Parish:	Broomfield	Total Score:	105	
Developable Site Area (ha):	1.52	Reason for discounted areas:		
Potential Yield:	34	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	0	Ground treatment is expected to be required on the majority (90% or more) of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. 0.279ha protected under TPO/2008/010, TPO/2008/011.SOPC000887 covers whole of site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS280</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land South East of Ilgars Farm Cottages and North of Burnham Road, South Woodham Ferrers			
Parish:	South Woodham Ferrers	Total Score:	106	
Developable Site Area (ha):	21.753	Reason for discounted areas:	Gas pipe and Buffer (0.047ha), Electricity line (0.08ha)	
Potential Yield:	373	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Access off Burnham Road.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SGS10. See 20/00002/MAS and 22/00311/OUT			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: CFS281</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Redes Farm Cottage, Main Road, Great Waltham, Chelmsford			
Parish:	Great Waltham	Total Score:	101	
Developable Site Area (ha):	1.16	Reason for discounted areas:		
Potential Yield:	26	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. An existing access serves the existing residential dwelling. Grade 2 Listed Building within site. Wholly covered by TPO (1.16ha) protected under TPO/2007/084.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS282</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Land North of South Woodham Ferrers, SWF, Chelmsford			
Parish:	South Woodham Ferrers	Total Score:	108	
Developable Site Area (ha):	133.658	Reason for discounted areas:	Gas pipe and Buffer (1.582ha), Electricity line (0.06ha)	
Potential Yield:	3742	Typology:	24	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Yellow</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Vehicle and Pedestrian access to the Site is from the B1418 Main Road. Adjacent to Protected Lanes. Natural Green Space (Limited Access). 1.12ha under TPO/2009/048; 1.089ha LoWS.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SGS10. See 20/00002/MAS and 22/01961/OUT, 22/01961/FUL			
Comments on Availability	Overhead electric supply cables run through the site. Site not within promoters ownership.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: CFS283</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land south of Sheepcotes Roundabout, Little Waltham, Chelmsford			
Parish:	Little Waltham	Total Score:	83	
Developable Site Area (ha):	22.8	Reason for discounted areas:		
Potential Yield:	391	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Current agricultural vehicular access to the site from the Braintree Road. Adjacent to conservation area. Within 100m of Sheepcotes Wood (LoWS). Small area of contaminated land to southern boundary: SOPC000269 and CHL276.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA1</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Land North Of Woodhouse Lodge, Woodhouse Lane, Little Waltham, Chelmsford, Essex			
Parish:	Little Waltham	Total Score:	97	
Developable Site Area (ha):	28.21	Reason for discounted areas:		
Potential Yield:	484	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Yellow</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within DSB. In range of bus stops. Access to Blasford Hill, Little Waltham. Handful of trees protected under TPO/2001/040, TPO/2004/065.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	Site is already allocated within the Local Plan forming part of SGS8. See 20/00001/MAS, 20/02064/OUT			
Comments on Availability	Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA2</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land Rear Of 6 To 16 Highfields Mead, East Hanningfield, Chelmsford, Essex			
Parish:	East Hanningfield	Total Score:	112	
Developable Site Area (ha):	1.25	Reason for discounted areas:		
Potential Yield:	28	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access via Bicknacre Road, East Hanningfield.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA3</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land South West Of Cloughs Cottage, Main Road, Boreham, Chelmsford, Essex			
Parish:	Boreham	Total Score:	106	
Developable Site Area (ha):	2.06	Reason for discounted areas:		
Potential Yield:	40	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. The site adjoins the B1137. An informal road pull-off / car park exists opposite the Cock Inn. Adjacent to Grade 2 listed building. Partially within a conservation area.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA4</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land At Margaretting Service Station, Main Road, Margaretting, Ingatestone, Essex			
Parish:	Margaretting	Total Score:	100	
Developable Site Area (ha):	0.53	Reason for discounted areas:		
Potential Yield:	10	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. 2 trees protected under TPO/2004/044.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA6</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Hill House, Main Road, Rettendon Common, Chelmsford, Essex, CM3 8EA			
Parish:	Rettendon	Total Score:	104	
Developable Site Area (ha):	19.13	Reason for discounted areas:		
Potential Yield:	328	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. The Willows (LoWS) just over 100m from site boundary.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: 15SLAA7</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Southern Wood, London Road, Great Notley, Braintree, Essex, CM77 7QL			
Parish:	Great Leighs	Total Score:	109	
Developable Site Area (ha):	0.35	Reason for discounted areas:		
Potential Yield:	16	Typology:	20	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Within 100m of Bushy Wood (LoWS) and TPO02001/083 borders site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA8</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	38 Victoria Road, Writtle, Chelmsford, CM1 3PA			
Parish:	Writtle	Total Score:	116	
Developable Site Area (ha):	0.36	Reason for discounted areas:		
Potential Yield:	11	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Priority 2 contaminated land SOPC000414 and ECC CHL197 along eastern boundary of site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA9</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Norwood, London Road, Great Notley, Braintree, Essex, CM77 7QL			
Parish:	Great Leighs	Total Score:	109	
Developable Site Area (ha):	0.47	Reason for discounted areas:		
Potential Yield:	17	Typology:	20	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. The site is served by an existing vehicular and pedestrian access. Within 100m of Bushy Wood (LoWS).			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA10</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South West Of Southernwood, London Road, Great Notley, Essex			
Parish:	Great Leighs	Total Score:	105	
Developable Site Area (ha):	0.27	Reason for discounted areas:		
Potential Yield:	8	Typology:	18	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. The site is served by an existing vehicular and pedestrian access. Within 100m of Bushy Wood(LoWS).			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA12</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land East Of The Green Man, Main Road, Howe Street, Chelmsford			
Parish:	Great Waltham	Total Score:	110	
Developable Site Area (ha):	0.83	Reason for discounted areas:		
Potential Yield:	19	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Possible existing access off Luck's Lane.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA13</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land Opposite 19 To 23, Church Green, Broomfield, Chelmsford, Essex			
Parish:	Broomfield	Total Score:	101	
Developable Site Area (ha):	3.89	Reason for discounted areas:		
Potential Yield:	76	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Adjacent to Grade 2 listed building. Partially within a conservation area. 4 trees protected under TPO/2005/069.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Multiple ownership. Entire site not within promoters control.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA16</b>		<b>RAG Rating: Amber</b>		<b>30 May 2023</b>	
Site Address:	Land East Of Banters Lane, Banters Lane, Great Leighs, Chelmsford				
Parish:	Great Leighs	Total Score:	101		
Developable Site Area (ha):	5.72	Reason for discounted areas:			
Potential Yield:	98	Typology:	2		
Proposed Use:	Residential	Comments on the size of site:			
<b>Suitability Criteria:</b>				<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	3	Site is adjacent to an existing/proposed employment allocation			
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Public Transport	5	Site is within 400m walking distance of one or more services			
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment			
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space			
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge			
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3			
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features			
Flood Risk Constraints	5	Site is wholly within Flood Zone 1			
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre			
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility			
Comments on Suitability	Within DSB. In range of bus stops. Handful of trees on boundary protected under TPO/2014/031. Priority 4 contaminated land within site: CHL644, CHL377, CHL376, CHL374, CHL375.				
<b>Availability Criteria:</b>				<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					

<b>SHELAA Reference: 15SLAA18</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land East Of 685A Galleywood Road, Chelmsford, Essex			
Parish:	Chelmsford	Total Score:	95	
Developable Site Area (ha):	0.18	Reason for discounted areas:		
Potential Yield:	5	Typology:	18	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. 0.01ha protected under TPO/2008/105.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership		
Land Condition	4	Established single use		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters control.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: 15SLAA22</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	West Side Of Entrance To Wood Haven, North Hill, Little Baddow, Chelmsford, Essex			
Parish:	Little Baddow	Total Score:	103	
Developable Site Area (ha):	4	Reason for discounted areas:		
Potential Yield:	78	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Adjacent to grade 2 listed building. 1 tree protected on boundary under TPO/1983/016.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA23</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land North East Of Telephone Exchange, Burnham Road, South Woodham Ferrers, Chelmsford			
Parish:	South Woodham Ferrers	Total Score:	116	
Developable Site Area (ha):	44.53	Reason for discounted areas:	Electricity line (0.4ha)	
Potential Yield:	545	Typology:	27	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	3	Site is adjacent to an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Access off Burnham Road. 2.519ha LoWS.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated within the Local Plan forming part of site SGS10. See 20/00002/MAS, 21/01961/OUT, 21/01961/FUL.			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA25</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North West Of Woodlands And Rose Marie, BanTERS Lane, Great Leighs, Chelmsford			
Parish:	Great Leighs	Total Score:	106	
Developable Site Area (ha):	1.44	Reason for discounted areas:		
Potential Yield:	32	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	3	Site is adjacent to an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within DSB. In range of bus stops. 0.133ha protected under TPO/2005/038. Majority of site within contaminated land SOPC000885.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated within the Local Plan forming part of SGS7			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA28</b>		<b>RAG Rating: Amber</b>		<b>30 May 2023</b>	
Site Address:	Land East Of 52 Main Road, Great Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Total Score:	101		
Developable Site Area (ha):	9.03	Reason for discounted areas:			
Potential Yield:	155	Typology:	2		
Proposed Use:	Residential	Comments on the size of site:			
<b>Suitability Criteria:</b>				<b>Suitability Rating: Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation			
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Public Transport	5	Site is within 400m walking distance of one or more services			
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space			
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge			
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3			
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features			
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3			
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Ground treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre			
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility			
Comments on Suitability	Adjacent to DSB. In range of bus stops. Access off Main Road. Adjacent to Grade 2 listed buildings. 0.1ha protected under TPO/2009/044.				
<b>Availability Criteria:</b>				<b>Availability Rating: Green</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Rating: Green</b>	
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					

<b>SHELAA Reference: 15SLAA29</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North West Of Blatch Cote, White Elm Road, Bicknacre, Chelmsford, Essex			
Parish:	Bicknacre	Total Score:	100	
Developable Site Area (ha):	0.56	Reason for discounted areas:		
Potential Yield:	11	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. 0.161ha protected under TPO/2000/032.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Forms part of residential garden			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA32</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South Of Southwood House, Woodhouse Lane, Little Waltham, Chelmsford, Essex			
Parish:	Little Waltham	Total Score:	113	
Developable Site Area (ha):	0.07	Reason for discounted areas:		
Potential Yield:	2	Typology:	19	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA33</b>		<b>RAG Rating: Amber</b>		<b>30 May 2023</b>	
Site Address:	Land South Of Woodlands, East Hanningfield Road, Sandon, Chelmsford, Essex				
Parish:	Sandon	Total Score:	110		
Developable Site Area (ha):	0.24	Reason for discounted areas:			
Potential Yield:	11	Typology:	20		
Proposed Use:	Residential - G&T	Comments on the size of site:			
<b>Suitability Criteria:</b>				<b>Suitability Rating: Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation			
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Public Transport	5	Site is within 400m walking distance of one or more services			
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space			
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features			
Flood Risk Constraints	5	Site is wholly within Flood Zone 1			
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Ground treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility			
Comments on Suitability	Outside of DSB. In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Rating: Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Rating: Green</b>	
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					

<b>SHELAA Reference: 15SLAA34</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Highwater Farm, Main Road, East Hanningfield, Chelmsford, Essex, CM3 8AH			
Parish:	East Hanningfield	Total Score:	111	
Developable Site Area (ha):	15.99	Reason for discounted areas:		
Potential Yield:	274	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: 15SLAA35</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Hillview, Meadow Lane, Runwell, Wickford, Essex, SS11 7DX			
Parish:	Runwell	Total Score:	107	
Developable Site Area (ha):	0.66	Reason for discounted areas:		
Potential Yield:	15	Typology:	8	
Proposed Use:	Residential - G&T	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA36</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land East Of The Pumping Station, Old Church Road, East Hanningfield, Chelmsford, Essex			
Parish:	East Hanningfield	Total Score:	98	
Developable Site Area (ha):	0.494	Reason for discounted areas:	Sewage pumping station (0.056ha)	
Potential Yield:	12	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Vehicle access via field gate in northern corner of the site. 0.063ha protected under TPO/2014/014.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA37</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land Adjacent to 112 Brook Lane, Galleywood, Chelmsford, CM2 8NN			
Parish:	Galleywood	Total Score:	108	
Developable Site Area (ha):	0.8	Reason for discounted areas:		
Potential Yield:	15	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA38</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South East Of 148 Mill Road, Stock, Ingatestone			
Parish:	Stock	Total Score:	103	
Developable Site Area (ha):	0.45	Reason for discounted areas:		
Potential Yield:	11	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. Informal access off Mill Road. 2 trees protected under TPO/2015/025.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA39</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Dowsett Farm, Dowsett Lane, Ramsden Heath, Billericay, Essex, CM11 1JL			
Parish:	South Hanningfield	Total Score:	106	
Developable Site Area (ha):	5.34	Reason for discounted areas:		
Potential Yield:	92	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Permission 21/00449/FUL granted, awaiting start on site			
Comments on Availability	Site currently in use for other purpose.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA40</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North East Of Meadow Road, Rettendon, Chelmsford, Essex			
Parish:	Rettendon	Total Score:	113	
Developable Site Area (ha):	38.86	Reason for discounted areas:		
Potential Yield:	476	Typology:	27	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access is available via Main Road and Meadow Road.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA41</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	The Island Car Park, High Bridge Road, Chelmsford, Essex			
Parish:	Chelmsford	Total Score:	100	
Developable Site Area (ha):	0.74	Reason for discounted areas:	Sewage Pumping Station (0.07ha)	
Potential Yield:	47	Typology:	15	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	0	Over 50% of the site area is within Flood Zone 3		
Air Quality Management Areas	3	Site is within 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Partially within conservation area.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated within the Local Plan forming part of CW1b			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA42</b>		<b>RAG Rating: Amber</b>		<b>30 May 2023</b>	
Site Address:	Land Adjacent to White Cottage, South Street, Great Waltham, Chelmsford, Essex				
Parish:	Great Waltham	Total Score:	98		
Developable Site Area (ha):	0.06	Reason for discounted areas:			
Potential Yield:	2	Typology:	19		
Proposed Use:	Residential	Comments on the size of site:			
<b>Suitability Criteria:</b>				<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation			
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Public Transport	5	Site is within 400m walking distance of one or more services			
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	0	Site contains one or more designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space			
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge			
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3			
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature			
Flood Risk Constraints	5	Site is wholly within Flood Zone 1			
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Ground treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility			
Comments on Suitability	Adjacent to DSB. In range of bus stops. Gate provides access over curb from South Street. Adjacent to grade 2 listed building. Wholly within conservation area. TPO on site border.				
<b>Availability Criteria:</b>				<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Multiple ownership. Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					



<b>SHELAA Reference: 15SLAA43</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	7 St Giles, Moor Hall Lane, Bicknacre, Chelmsford, Essex, CM3 8AR			
Parish:	Bicknacre	Total Score:	93	
Developable Site Area (ha):	7.56	Reason for discounted areas:		
Potential Yield:	130	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Yellow</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Adjacent to Local Listed Buildings. 0.28ha protected under TPO/2004/023. Contaminated land SOPC000883 in north western part of site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated within the Local Plan forming GSP12			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA44</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land Rear Of 22 Downham Road, Ramsden Heath, Billericay, Essex			
Parish:	South Hanningfield	Total Score:	106	
Developable Site Area (ha):	7.99	Reason for discounted areas:		
Potential Yield:	137	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site not within promoters ownership.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA45</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road, Danbury, Chelmsford			
Parish:	Danbury	Total Score:	100	
Developable Site Area (ha):	32.63	Reason for discounted areas:		
Potential Yield:	400	Typology:	27	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. 0.098 protected under TPO/2007/046.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site not within promoters ownership.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA46</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Old Chase Farm, Hyde Lane, Danbury, Chelmsford, Essex, CM3 4LP			
Parish:	Danbury	Total Score:	98	
Developable Site Area (ha):	4.25	Reason for discounted areas:		
Potential Yield:	428	Typology:	28	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. 2.582ha protected under TPO/2013/013. Within 100m of Shough House Wood (LoWS).			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA47</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Sports Centre, Partridge Green, Broomfield, Chelmsford, Essex, CM1 7EY			
Parish:	Broomfield	Total Score:	94	
Developable Site Area (ha):	12.72	Reason for discounted areas:		
Potential Yield:	218	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. Adjacent TPO/2015/010 and Sparrowhawk Wood (LoWS).			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 15SLAA48</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South Of Rough Hill Complex, The Tye, East Hanningfield, Chelmsford, Essex			
Parish:	East Hanningfield	Total Score:	108	
Developable Site Area (ha):	8.93	Reason for discounted areas:		
Potential Yield:	153	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. 0.991ha protected under TPO/2016/016.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA1</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Storage Adjacent to Pond View, Banters Lane, Great Leighs, Chelmsford			
Parish:	Great Leighs	Total Score:	104	
Developable Site Area (ha):	0.34	Reason for discounted areas:		
Potential Yield:	10	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within DSB. A1099 runs above site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Permission 21/00880/FUL granted, awaiting start on site.			
Comments on Availability	Site in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA3</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land West Of Peartree Cottage, Braintree Road, Little Waltham, Chelmsford			
Parish:	Little Waltham	Total Score:	106	
Developable Site Area (ha):	0.78	Reason for discounted areas:		
Potential Yield:	15	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Building covenant in place from previous owners.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: 17SLAA4</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North Of Baileys Cottage, Chatham Green, Little Waltham, Chelmsford, Essex			
Parish:	Little Waltham	Total Score:	113	
Developable Site Area (ha):	1.08	Reason for discounted areas:		
Potential Yield:	24	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Two entrances/exits, one either end of the plot of land bordering Chatham Green Lane.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA5</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Field At Crondon Park Lane, Stock, Ingatestone, Essex			
Parish:	Stock	Total Score:	104	
Developable Site Area (ha):	9.19	Reason for discounted areas:		
Potential Yield:	158	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Adjacent to conservation area. Adjacent to a landscape of local value. Within 100m of Swan Wood (LoWS) and TPO/2009/042.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA6</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South Of Mill View, Blasford Hill, Chelmsford, Essex			
Parish:	Little Waltham	Total Score:	113	
Developable Site Area (ha):	0.34	Reason for discounted areas:	0	
Potential Yield:	10	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Access via Mill View.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA7</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South Of Windmill Farm, Back Lane, East Hanningfield, Chelmsford			
Parish:	East Hanningfield	Total Score:	101	
Developable Site Area (ha):	2.087	Reason for discounted areas:	Gas pipe and Buffer (0.583ha)	
Potential Yield:	41	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA9</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Rembrandt House, Blasford Hill, Little Waltham, Chelmsford, Essex, CM3 3PF			
Parish:	Little Waltham	Total Score:	107	
Developable Site Area (ha):	0.46	Reason for discounted areas:	0	
Potential Yield:	11	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. 0.024ha protected under TPO/2011/006.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA11</b>		<b>RAG Rating: Amber</b>		<b>30 May 2023</b>	
Site Address:	Land North Of Cranham Road, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Total Score:	73		
Developable Site Area (ha):	8.49	Reason for discounted areas:			
Potential Yield:	0	Typology:	33		
Proposed Use:	Employment	Comments on the size of site:	Size of site is potentially suitable for all employment use		
<b>Suitability Criteria:</b>				<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	N/A				
Impact on Retail Areas	N/A				
Proximity to the Workplace	N/A				
Public Transport	0	Site is in excess of 400m walking distance from all services			
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development			
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space			
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge			
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3			
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features			
Flood Risk Constraints	5	Site is wholly within Flood Zone 1			
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site			
Neighbouring Constraints	N/A				
Proximity to Key Services	N/A				
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility			
Comments on Suitability	Outside of DSB. Adjacent to Drakes Lane employment area. 0.147ha protected under TPO/2003/076. Priority 4 contaminated land SOPC000240 within site.				
<b>Availability Criteria:</b>				<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	Permission 21/00450/REM granted, awaiting start on site				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	4	Over 5 years			
Comments on Achievability					

<b>SHELAA Reference: 17SLAA12</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Bushy Hill Communication Station, Edwins Hall Road, Woodham Ferrers, Chelmsford, CM3 8RU			
Parish:	South Woodham Ferrers	Total Score:	101	
Developable Site Area (ha):	1.725	Reason for discounted areas:	Electricity substation (0.005ha)	
Potential Yield:	72	Typology:	7	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. 0.003ha LoWS.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Permission 22/02235/OUT received, yet to be determined			
Comments on Availability	Site in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA13</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North East Of Skeggs Farm, Chelmsford Road, Writtle, Chelmsford, Essex			
Parish:	Writtle	Total Score:	81	
Developable Site Area (ha):	90.15	Reason for discounted areas:		
Potential Yield:	1104	Typology:	25	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	3	Site is thought to be adjacent to one or more assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Adjacent to a conservation area. Adjacent to landscape of local interest. Natural Green Space (Limited Access), Park and Recreation Ground. 0.913ha protected under TPO/2008/051; 4.351ha LoWS. Priority 3 contaminated land SOPC000105 and Priority 4 contaminated land SOPC000106 within site. ECC contaminated land CHL75, CHL76, CHL173 and CHL300 within site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	3	Low intensity land uses		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: 17SLAA14</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South West Of Sunnyfields School, School Lane, Great Leighs, Chelmsford, Essex			
Parish:	Great Leighs	Total Score:	103	
Developable Site Area (ha):	6.66	Reason for discounted areas:		
Potential Yield:	114	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Informal access off School Lane. Adjacent to grade 2 listed building.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA15</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North West Of Eagle Villas, Main Road, Ford End, Chelmsford, Essex			
Parish:	Great Waltham	Total Score:	108	
Developable Site Area (ha):	1.25	Reason for discounted areas:		
Potential Yield:	28	Typology:	4+36	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	0	The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Amenity Green Space.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA16</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North West Of The Spread Eagle, Main Road, Margaretting, Ingatestone, Essex			
Parish:	Margaretting	Total Score:	94	
Developable Site Area (ha):	4.56	Reason for discounted areas:		
Potential Yield:	78	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Access off Roman Road. Adjacent to conservation area. Handful of trees on boundary protected under TPO/2004/042 and Oak Stables Meadow (LoWS) borders site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA17</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Field 2284 South Of Maltings Road, Battlesbridge, Wickford, Essex			
Parish:	Rettendon	Total Score:	80	
Developable Site Area (ha):	3.84	Reason for discounted areas:		
Potential Yield:	75	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	0	Over 50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Access to Maltings Road. Partially within conservation area. Within Marine Conservation Zone. ECC contaminated land CHL13 and CHL14 within site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership		
Land Condition	3	Low intensity land uses		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control. Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA18</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Lathcoats Farm Shop, Beehive Lane, Great Baddow, Chelmsford, CM2 8LX			
Parish:	Great Baddow	Total Score:	108	
Developable Site Area (ha):	15.29	Reason for discounted areas:		
Potential Yield:	262	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Direct access to the site via Beehive Lane. Adjacent to grade 2 listed building.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA19</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land East Of Broomfield Library, 180 Main Road, Broomfield, Chelmsford			
Parish:	Broomfield	Total Score:	105	
Developable Site Area (ha):	0.52	Reason for discounted areas:	0	
Potential Yield:	10	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Access onto the Brooklands House site access. Adjacent to Local Listed Building. 0.02ha protected under TPO/2001/055.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Yellow</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA22</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Livery Stables, Fulbourne Farm, Boreham Road, Great Leighs, Chelmsford, CM3 1PR			
Parish:	Great Leighs	Total Score:	96	
Developable Site Area (ha):	8.09	Reason for discounted areas:		
Potential Yield:	139	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. Adjacent to Grade 2 listed building. Adjacent to protected lanes.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA23</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North Of Paulk Hall Lane, Great Leighs, Chelmsford, Essex			
Parish:	Great Leighs	Total Score:	107	
Developable Site Area (ha):	12.06	Reason for discounted areas:		
Potential Yield:	207	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Informal access off Paulk Hall Lane. Adjacent to a Protected Lane.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				



<b>SHELAA Reference: 17SLAA24</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land Around Sewage Works, Goodmans Lane, Great Leighs, Chelmsford, Essex			
Parish:	Great Leighs	Total Score:	95	
Developable Site Area (ha):	8.73	Reason for discounted areas:	Sewage Pumping Station (0.03ha)	
Potential Yield:	150	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Adjacent to a Protected Lane. Natural Green Space (Limited Access). 0.1ha under TPO/2008/046.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA25</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Land South East Of Main Road, Great Leighs, Chelmsford, Essex			
Parish:	Great Leighs	Total Score:	112	
Developable Site Area (ha):	1.48	Reason for discounted areas:		
Potential Yield:	0	Typology:	32+36	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	N/A	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA26</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Land East Of The Crescent, Little Leighs, Chelmsford, Essex			
Parish:	Great Leighs	Total Score:	112	
Developable Site Area (ha):	3.88	Reason for discounted areas:		
Potential Yield:	0	Typology:	32+36	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	N/A	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Within 100m of Straw Brook Plantation (LoWS).			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA27</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Little Boyton Hall Farm, Boyton Hall Lane, Roxwell, Chelmsford, CM1 4LN			
Parish:	Roxwell	Total Score:	84	
Developable Site Area (ha):	16.05	Reason for discounted areas:	Oil pipe (0.041ha)	
Potential Yield:	0	Typology:	32+33+34	
Proposed Use:	Employment	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Yellow</b>
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network		
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicle access gained from the A1060. Grade 2 Listed Building within site. Natural Green Space (Limited Access). 4 trees protected under TPO/1987/026.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA28</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land East Of Runwell Chase, Runwell, Wickford			
Parish:	Runwell	Total Score:	92	
Developable Site Area (ha):	37.49	Reason for discounted areas:	Gas pipe and Buffer (0.5ha)	
Potential Yield:	459	Typology:	27	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. 1.726ha protected under TPO/2009/036, TPO/2007/164, TPO/2009/038, TPO/2007/163. Priority 4 contaminated land SOPC000013 within south western corner of site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA29</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Bilton Road, Chelmsford, CM1 2UP			
Parish:	Chelmsford	Total Score:	97	
Developable Site Area (ha):	3.27	Reason for discounted areas:	Electricity substation (0.002ha)	
Potential Yield:	293	Typology:	11	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	0	Site is wholly/partially located within an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. The site is accessed from Waterhouse Lane. Handful of trees on boundary protected under TPO/2002/067. Priority 3 contaminated land: SOPC000170, ECC CHL193 within site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Amber</b>
Viability	0	Development is likely unviable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA30</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North Of Communication Station At Bushy Hill, Edwins Hall Road, Woodham Ferrers, Chelmsford			
Parish:	South Woodham Ferrers	Total Score:	106	
Developable Site Area (ha):	36.74	Reason for discounted areas:		
Potential Yield:	450	Typology:	27	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Vehicular access is available via Edwin's Hall Road. Adjacent to a Protected Lane.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: 17SLAA31</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South East Of Fortune Cottage, School Lane, Great Leighs, Chelmsford, Essex			
Parish:	Great Leighs	Total Score:	108	
Developable Site Area (ha):	0.35	Reason for discounted areas:		
Potential Yield:	11	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Private vehicle and pedestrian access to site. Adjacent to Grade 2 listed building.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference: 17SLAA32</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Unit 1 The Applestore, Chantry Farm, Chantry Lane, Boreham, Chelmsford, CM3 3AN			
Parish:	Boreham	Total Score:	97	
Developable Site Area (ha):	1.73	Reason for discounted areas:		
Potential Yield:	39	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Current access is via Chantry Lane.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 18SLAA1</b>		<b>RAG Rating: Amber</b>		<b>30 May 2023</b>	
Site Address:	Land North East Of Pemberton Lodge, 61 Brook End Road North, Springfield, Chelmsford, Essex				
Parish:	Springfield	Total Score:	110		
Developable Site Area (ha):	0.87	Reason for discounted areas:	0		
Potential Yield:	19	Typology:	4		
Proposed Use:	Residential	Comments on the size of site:			
<b>Suitability Criteria:</b>				<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation			
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Public Transport	5	Site is within 400m walking distance of one or more services			
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space			
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge			
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3			
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1			
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Ground treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility			
Comments on Suitability	Within Urban Area. In range of bus stops. Amenity Green Space. Small part of site in FZ2. Adjacent to sewage works.				
<b>Availability Criteria:</b>				<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					

<b>SHELAA Reference: 18SLAA3</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Pondside Nursery And Yard, Chatham Green, Little Waltham, Chelmsford, Essex, CM3 3LE			
Parish:	Little Waltham	Total Score:	113	
Developable Site Area (ha):	0.32	Reason for discounted areas:		
Potential Yield:	14	Typology:	20	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Part of site deemed PDL as per 17/00539/CLEUD & 22/01735/CLEUD. Adjacent to A131.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 18SLAA4</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land North Of Elm Green Lane, Danbury, Chelmsford, Essex			
Parish:	Danbury	Total Score:	110	
Developable Site Area (ha):	13.98	Reason for discounted areas:		
Potential Yield:	240	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Access off Riffhams Lane. Adjacent to a registered park. Adjacent to a Protected Lane. 0.202ha protected under TPO/1979/009, TPO/1983/013. Site adjacent to Blakes Wood and Lingwood Common SSSI.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 18SLAA5</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Gay Bowers Farm, Bakers Lane, West Hanningfield, Chelmsford, Essex, CM2 8LD			
Parish:	West Hanningfield	Total Score:	96	
Developable Site Area (ha):	5.8	Reason for discounted areas:		
Potential Yield:	99	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. 0.192ha protected under TPO/2006/044; 0.042ha Ancient Woodland.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 18SLAA6</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Poolman Ltd, Bakers Lane, West Hanningfield, Chelmsford, Essex, CM2 8LD			
Parish:	West Hanningfield	Total Score:	101	
Developable Site Area (ha):	0.2	Reason for discounted areas:		
Potential Yield:	6	Typology:	18	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 18SLAA7</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Footpath Rear Of Quilp Drive, Chelmsford, Essex			
Parish:	Broomfield	Total Score:	117	
Developable Site Area (ha):	4.39	Reason for discounted areas:		
Potential Yield:	75	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Access via track adjoining estate. TPO/2003/004 to south of site.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 18SLAA8</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Land North Of Oat Leys, Broomfield, Chelmsford			
Parish:	Broomfield	Total Score:	114	
Developable Site Area (ha):	1.92	Reason for discounted areas:		
Potential Yield:	43	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Access via Patching Hall Lane. Priority 4 contaminated land within site: SOPC000600.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				



<b>SHELAA Reference: 18SLAA9</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South Of Mashbury Road, Chignal, Chelmsford, Essex			
Parish:	Chignal	Total Score:	107	
Developable Site Area (ha):	4.67	Reason for discounted areas:		
Potential Yield:	80	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Promoted by both parties. Entire site not within promoters control.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Yellow</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: 18SLAA11</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land South West Of Broomfield Place, Main Road, Broomfield, Chelmsford			
Parish:	Broomfield	Total Score:	106	
Developable Site Area (ha):	19.51	Reason for discounted areas:	Sewage Pumping Station (0.03ha)	
Potential Yield:	335	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Potential for access via Broomfield Road. Adjacent to Grade 2 listed building. Adjacent to buildings of local value. Handful of trees on boundary protected under TPO/2001/026, TPO/2002/129, TPO/2008/011. Priority 4 contaminated land: SOPC000887.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 18SLAA16</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land Adjacent To Weighbridge Site, Brook Street, Chelmsford			
Parish:	Chelmsford	Total Score:	82	
Developable Site Area (ha):	1.53	Reason for discounted areas:		
Potential Yield:	157	Typology:	13	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	0	Site is wholly/partially located within an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	0	Ground treatment is expected to be required on the majority (90% or more) of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Local listed buildings within site. Part of building of local value.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Amber</b>
Viability	0	Development is likely unviable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference: 18SLAA17</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North Of The A12 East Of Southend Road, Great Baddow, Chelmsford, Essex			
Parish:	Great Baddow	Total Score:	98	
Developable Site Area (ha):	11.034	Reason for discounted areas:	Gas pipe and Buffer (1.086ha)	
Potential Yield:	189	Typology:	2+32+33+34	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	1	25%-50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Part of building of local value.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 18SLAA18</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South Of 89 To 143 Galleywood Road, Great Baddow, Chelmsford, Essex			
Parish:	Great Baddow	Total Score:	100	
Developable Site Area (ha):	7.95	Reason for discounted areas:		
Potential Yield:	136	Typology:	2	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Access via Galleywood Road.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 18SLAA19</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North Of Mill Road, North End, Dunmow, Essex, CM6 3PE			
Parish:	Great Waltham	Total Score:	99	
Developable Site Area (ha):	1.37	Reason for discounted areas:		
Potential Yield:	31	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Access onto Mill Road. Adjacent to grade 2 listed building. 0.03ha protected under TPO/2000/008.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference: 18SLAA20</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land North East Of 55 - 65 Peartree Lane, Bicknacre, Chelmsford, Essex			
Parish:	Bicknacre	Total Score:	107	
Developable Site Area (ha):	1.51	Reason for discounted areas:		
Potential Yield:	34	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Green</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. 0.019ha protected under TPO/2000/032.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>19SHELAA4</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land West Of Beauvoir Arms, Downham Road, Ramsden Heath, Billericay, Essex			
Parish:	South Hanningfield	Total Score:	101	
Developable Site Area (ha):	0.25	Reason for discounted areas:		
Potential Yield:	8	Typology:	18	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Red</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Outdoor Sport (Private).			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference:</b> <b>19SHELAA5</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land Adjacent The Pines, Park Lane, Ramsden Heath, Billericay, Essex			
Parish:	South Hanningfield	Total Score:	100	
Developable Site Area (ha):	0.27	Reason for discounted areas:		
Potential Yield:	8	Typology:	18	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Red</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>19SHELAA6</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land East Of Whitegates Farm, South Hanningfield Road, Rettendon, Chelmsford, Essex			
Parish:	Rettendon	Total Score:	85	
Developable Site Area (ha):	3.69	Reason for discounted areas:		
Potential Yield:	0	Typology:	32+33+34	
Proposed Use:	Employment	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Red</b>	
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>19SHELAA7</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Creeds Farm, School Lane, Great Leighs, Chelmsford, Essex, CM3 1NL			
Parish:	Great Leighs	Total Score:	99	
Developable Site Area (ha):	3.37	Reason for discounted areas:		
Potential Yield:	66	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Yellow</b>	
Land Ownership	0	Known to be in particularly complex/multiple ownership		
Land Condition	3	Low intensity land uses		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Multiple ownership. No evidence of all landowner/s support with submission. Site in use for other purposes. Entire site not within promoters control.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>19SHELAA8</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land East Of De Beauvoir Farm, Church Road, Ramsden Heath, Billericay, Essex			
Parish:	South Hanningfield	Total Score:	110	
Developable Site Area (ha):	0.15	Reason for discounted areas:		
Potential Yield:	5	Typology:	18	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Red</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>19SHELAA9</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South Of De Beauvoir Farm, Church Road, Ramsden Heath, Billericay, Essex			
Parish:	South Hanningfield	Total Score:	108	
Developable Site Area (ha):	1.08	Reason for discounted areas:		
Potential Yield:	24	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Red</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>19SHELAA10</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South West Of Allotment Gardens, Hall Lane, Sandon, Chelmsford, Essex			
Parish:	Sandon	Total Score:	109	
Developable Site Area (ha):	0.27	Reason for discounted areas:		
Potential Yield:	8	Typology:	18	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	1	25%-50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> 19SHELAA12		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South West Of Warehouse, Highwood Road, Highwood, Chelmsford, Essex			
Parish:	Writtle	Total Score:	83	
Developable Site Area (ha):	1.07	Reason for discounted areas:		
Potential Yield:	0	Typology:	32+33+34	
Proposed Use:	Employment	Comments on the size of site:		
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Red</b>
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Within 100m of Lee Wood (LoWS).			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	22/02304/OUT received, yet to be determined			
Comments on Availability				
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>19SHELAA13</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Paddock Opposite Powers Farm, Cranham Road, Little Waltham, Chelmsford, Essex			
Parish:	Little Waltham	Total Score:	89	
Developable Site Area (ha):	4.66	Reason for discounted areas:		
Potential Yield:	80	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site in use for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference:</b> <b>20SHELAA3</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land At Ilgars Farm, West Of Willow Grove, South Woodham Ferrers, Chelmsford, Essex			
Parish:	South Woodham Ferrers	Total Score:	117	
Developable Site Area (ha):	14.44	Reason for discounted areas:	Electricity line (0.06ha)	
Potential Yield:	248	Typology:	1+32+33+34	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Green</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>20SHELAA5</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land West Of Mayes Farm, Mayes Lane, Sandon, Chelmsford, Essex			
Parish:	Sandon	Total Score:	98	
Developable Site Area (ha):	3.85	Reason for discounted areas:		
Potential Yield:	75	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Within 100m of Sandon Pit (LoWS). Adjacent to Historic landfill: EAHL000476; Priority 2: SOPC000334.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA1</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land West Of Pitt Place, Church Street, Great Baddow, Chelmsford, Essex			
Parish:	Great Baddow	Total Score:	105	
Developable Site Area (ha):	0.69	Reason for discounted areas:		
Potential Yield:	13	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Red</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicular access via Church Street. Adjacent to Grade II Listed Building. Historic Landfill EAHL00479.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA3</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North Of Peartree Cottage, Braintree Road, Little Waltham, Chelmsford			
Parish:	Little Waltham	Total Score:	103	
Developable Site Area (ha):	0.5	Reason for discounted areas:		
Potential Yield:	10	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA4</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land At Ilgars Farm West Of Willow Grove, South Woodham Ferrers, Chelmsford, Essex			
Parish:	South Woodham Ferrers	Total Score:	108	
Developable Site Area (ha):	54.978	Reason for discounted areas:	Electricity lines (0.182ha)	
Potential Yield:	862	Typology:	26	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Green</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	0	Development would result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicular access via Willow Grove. Small part of site in FZ2.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA5</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land North Of Sandon Lodge, Woodhill Road, Sandon, Chelmsford, Essex			
Parish:	Sandon	Total Score:	89	
Developable Site Area (ha):	22.08	Reason for discounted areas:		
Potential Yield:	0	Typology:	33+34	
Proposed Use:	Employment	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Green</b>	
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA7</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South West Of Hayes Leisure Park, Hayes Chase, Battlesbridge, Wickford, Essex			
Parish:	Rettendon	Total Score:	90	
Developable Site Area (ha):	36.135	Reason for discounted areas:	Gas Pipeline and Buffer (0.355ha)	
Potential Yield:	443	Typology:	27	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>		<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicular access via road from Burnham Road. Crouch and Roach Estuaries (SSSI), SAC and Special Protection Area/Ramsar Site lie partially within the site boundary. SOPC000017 Priority 4 Contaminated Lane.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>		<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>		<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA9</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land West Of Eastham, Main Road, South Woodham Ferrers, Chelmsford, Essex			
Parish:	South Woodham Ferrers	Total Score:	114	
Developable Site Area (ha):	1.34	Reason for discounted areas:		
Potential Yield:	30	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Green</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference:</b> <b>21SHELAA10</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land Rear Of 7 Willowmeade, Ramsden Heath, Essex			
Parish:	South Hanningfield	Total Score:	103	
Developable Site Area (ha):	0.12	Reason for discounted areas:		
Potential Yield:	4	Typology:	19	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Red</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Currently part of a residential garden			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA11</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Novera Generation, Roxwell Quarry, Boyton Cross, Roxwell, Chelmsford, Essex, CM1 4LT			
Parish:	Roxwell	Total Score:	82	
Developable Site Area (ha):	9.38	Reason for discounted areas:	Electricity substation (0.001ha)	
Potential Yield:	0	Typology:	33+34	
Proposed Use:	Employment	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	0	Ground treatment is expected to be required on the majority (90% or more) of the site		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Priority 4 Contaminated Land SC000006.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently used for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Yellow</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA14</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North Of Steepleview, Butts Green Road, Sandon, Chelmsford			
Parish:	Sandon	Total Score:	104	
Developable Site Area (ha):	3.12	Reason for discounted areas:		
Potential Yield:	61	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Potential vehicular from Butt's Green Road.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA16</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North Of Tally Ho, Sandon Hall Bridleway, Sandon, Chelmsford, Essex			
Parish:	Sandon	Total Score:	102	
Developable Site Area (ha):	1.81	Reason for discounted areas:		
Potential Yield:	41	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within DSB. In range of bus stops. TPO/1992/001 within the site.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently used for other purpose.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA17</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land At Fultons Farm, Lodge Road, Bicknacre, Chelmsford, Essex			
Parish:	Bicknacre	Total Score:	96	
Developable Site Area (ha):	1.18	Reason for discounted areas:		
Potential Yield:	26	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Vehicular access from Lodge Road.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently used for other purpose.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA18</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Kay-Metzeler Ltd, Brook Street, Chelmsford, CM1 1UQ			
Parish:	Chelmsford	Total Score:	89	
Developable Site Area (ha):	1.44	Reason for discounted areas:		
Potential Yield:	147	Typology:	13	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	0	Site is wholly/partially located within an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	0	Ground treatment is expected to be required on the majority (90% or more) of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Opposite Grade II Listed Building. TPO/1985/010 four trees long New Street frontage. Priority 4 Contaminated Land SOPC000138.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently used for other purpose.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Amber</b>	
Viability	0	Development is likely unviable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA19</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South West Of, Brook Hill, Little Waltham, Chelmsford			
Parish:	Little Waltham	Total Score:	90	
Developable Site Area (ha):	0.88	Reason for discounted areas:		
Potential Yield:	20	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	0	There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	0	The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Residential development and greenspace along northern boundary preventing possible access. Adjacent to Conservation Area. Natural Green Space (Limited Access). Site wholly within Village Meadow (LoWS).			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA20</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Land Rear Of Owls, Waltham Road, Boreham, Chelmsford			
Parish:	Boreham	Total Score:	99	
Developable Site Area (ha):	5.17	Reason for discounted areas:		
Potential Yield:	89	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Yellow</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. TPO/2022/014 within the site and Boreham Road Gravel Pits (LoWS) immediately to the west.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference:</b> <b>21SHELAA21</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Land North Of Boreham Industrial Estate, Waltham Road, Boreham, Chelmsford			
Parish:	Boreham	Total Score:	80	
Developable Site Area (ha):	1.8	Reason for discounted areas:		
Potential Yield:	0	Typology:	32+34	
Proposed Use:	Employment	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Yellow</b>	
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicular and pedestrian access available from Euromix. LoWS within site.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA23</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North Of Meadowgate, Stock, Ingatestone, Essex			
Parish:	Stock	Total Score:	98	
Developable Site Area (ha):	0.77	Reason for discounted areas:		
Potential Yield:	15	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Red</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access from Meadowgate. TPO/2001/105 on northern part of site (Woodland TPO).			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA27</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land East Of St Cleres Cottages, Main Road, Danbury, Chelmsford			
Parish:	Danbury	Total Score:	102	
Developable Site Area (ha):	0.57	Reason for discounted areas:		
Potential Yield:	11	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicular access from Main Road. Within 100m of Danbury Park (LoWS).			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Yellow</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA30</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Jackletts Farm, Slough Road, Danbury, Chelmsford, Essex, CM3 4LX			
Parish:	Danbury	Total Score:	83	
Developable Site Area (ha):	1.12	Reason for discounted areas:		
Potential Yield:	0	Typology:	32+34	
Proposed Use:	Employment	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Vehicular access from Slough Road. Adjacent to Protected Lane. Within 100m of Slough house Wood (LoWS).			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA33</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South East Of Baileys Cottage, Chatham Green, Little Waltham, Chelmsford, Essex			
Parish:	Little Waltham	Total Score:	111	
Developable Site Area (ha):	1.45	Reason for discounted areas:		
Potential Yield:	32	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicular access available from track in adjacent to Baileys Cottage.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA41</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land Adjacent Reeds Spring, Roxwell Road, Writtle, Chelmsford, Essex			
Parish:	Roxwell	Total Score:	103	
Developable Site Area (ha):	42.53	Reason for discounted areas:		
Potential Yield:	521	Typology:	27	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicular access from A1060. Within 100m of TPOs. Boyton Cross Historic Landfill on western corner of site.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA42</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land East Of Imbirds Yard, Souther Cross Road, Good Easter, Chelmsford, Essex			
Parish:	Good Easter	Total Score:	99	
Developable Site Area (ha):	6.63	Reason for discounted areas:	Sewage Pumping Station (0.03ha)	
Potential Yield:	114	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access via Souther Cross Road. Covers part of Conservation Area. Adjacent to Grade II Listed Building. Within 100m of TPO.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA43</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land North East Of Little Fields, Danbury, Chelmsford, Essex			
Parish:	Danbury	Total Score:	107	
Developable Site Area (ha):	1.15	Reason for discounted areas:		
Potential Yield:	26	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Green</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Access via private gate off Little Fields. Within 100m of TPO.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference:</b> <b>21SHELAA46</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South Of Corner Cottage, Woodhill Road, Danbury, Chelmsford, Essex			
Parish:	Danbury	Total Score:	103	
Developable Site Area (ha):	0.17	Reason for discounted areas:		
Potential Yield:	5	Typology:	18	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Within 100m of Danbury Country Park (LoWS).			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA47</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South Of Bakery Cottage, Chatham Green, Little Waltham, Chelmsford, Essex			
Parish:	Little Waltham	Total Score:	104	
Developable Site Area (ha):	0.34	Reason for discounted areas:		
Potential Yield:	10	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	3	Site is thought to be adjacent to one or more assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Opposite Grade II Listed Buildings. Adjacent to Grade II Listed Building.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA48</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North West Of Bowfield, Farmbridge End Road, Roxwell, Chelmsford, Essex			
Parish:	Roxwell	Total Score:	113	
Developable Site Area (ha):	0.9	Reason for discounted areas:		
Potential Yield:	20	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Informal access at northern edge of site.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA49</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Kingsgate, Bicknacre Road, Bicknacre, Chelmsford, CM3 4ES			
Parish:	Bicknacre	Total Score:	109	
Developable Site Area (ha):	1.33	Reason for discounted areas:		
Potential Yield:	30	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Green</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Within 100m of TPOs.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA50</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land West Of Twitty Fee, Danbury, Chelmsford, Essex			
Parish:	Danbury	Total Score:	112	
Developable Site Area (ha):	3.62	Reason for discounted areas:		
Potential Yield:	71	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Vehicular access from Runsell Lane. Adjacent to a Protected Lane. Within 100m of TPOs.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA51</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Field Rear Of 7 To 8 The Greenway, Runwell, Wickford, Essex			
Parish:	Runwell	Total Score:	104	
Developable Site Area (ha):	0.35	Reason for discounted areas:		
Potential Yield:	11	Typology:	17	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Red</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access via existing access rear of 7 The Greenway. Within 100m of TPO/2005/036.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA52</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Inspire House, Hollycroft, Great Baddow, Chelmsford, Essex, CM2 7FW			
Parish:	Great Baddow	Total Score:	106	
Developable Site Area (ha):	1.97	Reason for discounted areas:		
Potential Yield:	44	Typology:	3	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Within 100m of TPO/2006/053.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA54</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Haven Farm, Goat Hall Lane, Chelmsford, Essex, CM2 8PH			
Parish:	Chelmsford	Total Score:	88	
Developable Site Area (ha):	1.08	Reason for discounted areas:		
Potential Yield:	24	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Red</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference:</b> <b>21SHELAA57</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Roxwell Quarry, Roxwell Road, Roxwell, Chelmsford, Essex, CM1 4LT			
Parish:	Roxwell	Total Score:	78	
Developable Site Area (ha):	103.432	Reason for discounted areas:	Gas Pipe and Buffer (1.708ha)	
Potential Yield:	0	Typology:	N/A	
Proposed Use:	Community Facility	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	N/A			
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	0	Ground treatment is expected to be required on the majority (90% or more) of the site		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Partly within area of Scheduled Monument. Adjacent to grade II Listed Buildings. Adjacent to Local Listed Building. TPO/2001/042. SPC000860 Sand & Gravel Pit covers the whole site.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Yellow</b>	
Viability	3	Development is marginal		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability	No evidence of viability provided			

<b>SHELAA Reference:</b> <b>21SHELAA59</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North Of Field End, Sandon Hall Bridleway, Sandon, Chelmsford, Essex, CM2 7RL			
Parish:	Sandon	Total Score:	104	
Developable Site Area (ha):	1.27	Reason for discounted areas:		
Potential Yield:	28	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access from track to north off Sandon Hall Bridleway. Within 100m of TPOs.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA60</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North And South Of Peverels Farm, Domsey Lane, Little Waltham, Chelmsford, Essex			
Parish:	Little Waltham	Total Score:	86	
Developable Site Area (ha):	5.95	Reason for discounted areas:		
Potential Yield:	102	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. Grade II listed Building. TPO/2003/007.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA61</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North East Of Lilley Farm, School Lane, Great Leighs, Chelmsford, Essex			
Parish:	Great Leighs	Total Score:	104	
Developable Site Area (ha):	1.45	Reason for discounted areas:		
Potential Yield:	32	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Adjacent to Grade II Listed Buildings.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA62</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Ivy Hill Hotel, Writtle Road, Margaretting, Ingatestone, CM4 0EH			
Parish:	Margaretting	Total Score:	80	
Developable Site Area (ha):	3.08	Reason for discounted areas:		
Potential Yield:	60	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Red</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Several TPOs on site.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA63</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	The Granary Car Park, Victoria Road, Chelmsford, CM2 6LH			
Parish:	Chelmsford	Total Score:	101	
Developable Site Area (ha):	0.74	Reason for discounted areas:		
Potential Yield:	47	Typology:	15	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	1	25%-50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Opposite Grade II Listed Buildings. Accessible Natural Green Space. TPO/2001/053, TPO/1995/021, TPO/2004/057 and Chelmer Valley Riverside (LoWS) within the site.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA64</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land East Of 118 To 124 Plantation Road, Boreham, Chelmsford, Essex			
Parish:	Boreham	Total Score:	109	
Developable Site Area (ha):	0.76	Reason for discounted areas:		
Potential Yield:	15	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Green</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Informal access off of Plantation Road. Adjacent to Conservation Area. Within 100m of TPO/1992/027.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA65</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land East Of Braintree Road, Little Waltham, Chelmsford			
Parish:	Little Waltham	Total Score:	105	
Developable Site Area (ha):	68.7	Reason for discounted areas:		
Potential Yield:	1077	Typology:	26	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Adjacent to Grade II Listed Building. Adjacent to Protected Lane.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Yellow</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				



<b>SHELAA Reference:</b> <b>21SHELAA66</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Field At Grid Reference 571030 215770, Hyde Hall Lane, Great Waltham, Chelmsford, Essex			
Parish:	Great Waltham	Total Score:	90	
Developable Site Area (ha):	170.273	Reason for discounted areas:	Electricity substation (0.007ha), Sewage Pumping Station (0.03ha)	
Potential Yield:	2384	Typology:	23	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	0	Site is wholly/partially located within an existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Adjacent to Grade II Listed Buildings. Protected Lanes run through and adjacent to site.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA67</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South West Of 52 Maldon Road, Danbury, Chelmsford			
Parish:	Danbury	Total Score:	99	
Developable Site Area (ha):	0.66	Reason for discounted areas:		
Potential Yield:	13	Typology:	5	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	3	Site is within 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Within Conservation Area. Adjacent to Protected Lane. TPO/2002/064 within the site.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA68</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Land North Of St Swithins Cottages, Howe Green, Chelmsford, Essex			
Parish:	Sandon	Total Score:	83	
Developable Site Area (ha):	45.619	Reason for discounted areas:	Electricity line (0.147ha), Gas pipeline and buffer (0.824ha)	
Potential Yield:	0	Typology:	32+33+34	
Proposed Use:	Employment	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Yellow</b>	
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Accesses via Southen Road and Sandon Hall Bridleway. Adjacent to Grade II Listed Buildings. Sandon Pit (LoWS) within part of the site. Priority 2 Contaminated Lane immediately to the north of the site SOPC000823.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA70</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land East Of Banters Lane, Banters Lane, Great Leighs, Chelmsford			
Parish:	Great Leighs	Total Score:	96	
Developable Site Area (ha):	21.04	Reason for discounted areas:		
Potential Yield:	361	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Red</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. Vehicular access from Banters Lane and track off Mill Lane. Site adjacent Bushy Wood (LoWS) and TPO/2005/038 lies inside site boundary. chl376, chl377, chl374, chl 375.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA71</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Street Record Can Bridge Way, Chelmsford, Essex			
Parish:	Chelmsford	Total Score:	87	
Developable Site Area (ha):	3.29	Reason for discounted areas:	Sewage Pumping Station (0.1ha)	
Potential Yield:	295	Typology:	11	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	0	Development would result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	5	Site is predominantly Previously Developed Land		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	0	Over 50% of the site area is within Flood Zone 3		
Air Quality Management Areas	3	Site is within 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Vehicular access from High Bridge Road, Baddow Road and Can Bridge Way. Adjacent to Scheduled monument. Adjacent to two Conservation Areas. Opposite Grade II Listed Buildings. Part of site lies within the Chelmer Valley Riverside (LoWS) and TPO/2005/064 and TPO/2003/053 within centre of site. Priority 4 Contaminated Land SOPC000150, chl190.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site is already allocated within the Local Plan forming part of CW1b			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Amber</b>	
Viability	0	Development is likely unviable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA72</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Agricultural Barn, School Lane, Great Leighs, Chelmsford, Essex			
Parish:	Great Leighs	Total Score:	89	
Developable Site Area (ha):	41	Reason for discounted areas:	Electricity substation (0.01ha), Sewage Pumping Station (0.05ha)	
Potential Yield:	502	Typology:	27	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicular access from Rectory Lane and School Lane. Grade II Listed Building. Adjacent to Protected Lane. Natural Green Space (Limited Access). Within 100m of Phyllis Currie (Essex Wildlife Trust Nature Reserve).			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Yellow</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	2	Established multiple uses		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Some unknowns over access and ownership. Site currently in use for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA74</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Vodafone, Telecommunications Mast 795, Carlton Farm, Beehive Lane, Galleywood, Chelmsford			
Parish:	Galleywood	Total Score:	104	
Developable Site Area (ha):	29.87	Reason for discounted areas:		
Potential Yield:	366	Typology:	27	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Red</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access from Beehive Lane. Adjacent to Grade II Listed Building.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Yellow</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	2	Established multiple uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Yellow</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA75</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land South East Of 67 Priory Road, Bicknacre, Chelmsford, Essex			
Parish:	Bicknacre	Total Score:	104	
Developable Site Area (ha):	7.48	Reason for discounted areas:		
Potential Yield:	128	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Red</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access from Priory Road and track off Leighams Road. TPO/2003/057 on site boundary.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference:</b> <b>21SHELAA76</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Land North And West Of Kingsgate, Bicknacre Road, Danbury, Chelmsford			
Parish:	Danbury	Total Score:	105	
Developable Site Area (ha):	5.89	Reason for discounted areas:		
Potential Yield:	101	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Green</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Within 100m of TPOs. SOPC000777, chl156.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Yellow</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA77</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Falcon Bowling And Social Club, Channels Drive, Broomfield, Chelmsford, CM3 3FB			
Parish:	Broomfield	Total Score:	98	
Developable Site Area (ha):	2.778	Reason for discounted areas:	Electricity substation (0.002ha)	
Potential Yield:	54	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Outdoor Sport (Private). Within 100m of TPO/2014/004. SOPC000009, SOPC000010, prchl12, SOPC000909, SOPC001015, SOPC000008, prchl10.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Yellow</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA78</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land North Of Orchard Way, Chelmsford			
Parish:	Chelmsford	Total Score:	113	
Developable Site Area (ha):	1.19	Reason for discounted areas:		
Potential Yield:	27	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Green</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. TPO/1992/027 close to boundary.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA79</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South Of Channels Drive Roundabout, Channels Drive, Broomfield, Chelmsford			
Parish:	Broomfield	Total Score:	79	
Developable Site Area (ha):	39.414	Reason for discounted areas:	0	
Potential Yield:	0	Typology:	0	
Proposed Use:	Employment	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicular access from Mill Lane. Adjacent to Grade II Listed Building. Natural Green Space (Limited Access). TPO/2006/017 on northern part of site and site borders Chelmer Mosaic (LoWS). SOPC000908 on northern part o			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA80</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land Between Back Lane And Essex Regiment Way, Little Waltham, Chelmsford, Essex			
Parish:	Little Waltham	Total Score:	83	
Developable Site Area (ha):	3.18	Reason for discounted areas:		
Potential Yield:	0	Typology:	N/A	
Proposed Use:	Community Facility	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Red</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	0	The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	0	Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of P&R and bus stops. Vehicular access would have to be created from A130. Outdoor Sports (Private).			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	4	Established single use		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Potential legal implications surrounding existing golf uses. Site currently in use for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Yellow</b>	
Viability	3	Development is marginal		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability	No evidence of viability provided			

<b>SHELAA Reference:</b> <b>21SHELAA81</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Field South Of Little Waltham Lodge, Main Road, Little Waltham, Chelmsford, Essex			
Parish:	Little Waltham	Total Score:	102	
Developable Site Area (ha):	6.96	Reason for discounted areas:		
Potential Yield:	119	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Yellow</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Adjacent to land around Grade II Listed Building. Number of protected trees across the site.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA82</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land East Of The Anchor, Runsell Green, Danbury, Chelmsford, Essex			
Parish:	Danbury	Total Score:	102	
Developable Site Area (ha):	3.84	Reason for discounted areas:		
Potential Yield:	75	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Informal access off Maldon Road. Adjacent to Grade II Listed Building. Protected trees along eastern boundary within the site.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA83</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Silver Ash, Cranham Road, Little Waltham, Chelmsford, Essex, CM3 3NB			
Parish:	Little Waltham	Total Score:	76	
Developable Site Area (ha):	0.41	Reason for discounted areas:		
Potential Yield:	0	Typology:	33+34	
Proposed Use:	Employment	Comments on the size of site:	Current size of site is not suitable for large scale industrial use	
<b>Suitability Criteria:</b>			<b>Suitability Rating:</b>	<b>Amber</b>
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Within 100m of TPO/2003/007.			
<b>Availability Criteria:</b>			<b>Availability Rating:</b>	<b>Green</b>
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>			<b>Achievability Rating:</b>	<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference:</b> <b>21SHELAA84</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North, South And East Of Sheepcotes Wood, Essex Regiment Way, Little Waltham, Chelmsford, Essex			
Parish:	Little Waltham	Total Score:	91	
Developable Site Area (ha):	57.88	Reason for discounted areas:		
Potential Yield:	908	Typology:	26	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Red</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	3	Site is thought to be adjacent to one or more assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicular access via track off Essex Regiment Way. Adjacent to Grade II Listed Buildings. Natural Green Space (Limited Access). Stonage Wood (LoWS) lies within the site and surrounds Sheepcotes Wood (LoWS).			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Yellow</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA85</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land East And North East Of Three Mile Hill Roundabout, Margaretting, Ingatestone, Essex			
Parish:	Margaretting	Total Score:	84	
Developable Site Area (ha):	33.3	Reason for discounted areas:		
Potential Yield:	0	Typology:	33+35+36	
Proposed Use:	Employment	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Red</b>	
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Within 100m of Hylands Park (LoWS). SOPC000445, ch1542 on the centre of the site.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA86</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Land North East Of Batemans Cottages, Boyton Cross, Roxwell, Chelmsford			
Parish:	Roxwell	Total Score:	96	
Developable Site Area (ha):	0.723	Reason for discounted areas:	Gas installation buffer (8.497ha)	
Potential Yield:	0	Typology:	N/A	
Proposed Use:	Community Facility	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Green</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. SOPC000202 on southern half of site.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Yellow</b>	
Viability	3	Development is marginal		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability	No evidence of viability provided			

<b>SHELAA Reference:</b> <b>21SHELAA88</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land North West Of Gubbions Hall Farm, Banters Lane, Great Leighs, Chelmsford			
Parish:	Great Leighs	Total Score:	101	
Developable Site Area (ha):	6.87	Reason for discounted areas:		
Potential Yield:	118	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. Vehicular access via Banters Lane. Adjacent Sandylay and Moat Woods (LoWS) and Essex Wildlife Trust Nature Reserve. SOPC000653 on the northern boundary, ch1644.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA89</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land East Of Little Rye Fields, Little Rye Fields, Chelmsford			
Parish:	Great Leighs	Total Score:	106	
Developable Site Area (ha):	2.48	Reason for discounted areas:		
Potential Yield:	49	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Trees along the western boundary protected under TPO/2014/031 and adjacent Sandylay and Moat Woods (LoWS) and Essex Wildlife Trust Nature Reserve.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA90</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Field Adjacent Mill House, Mill Lane, Great Leighs, Chelmsford, Essex			
Parish:	Great Leighs	Total Score:	100	
Developable Site Area (ha):	12	Reason for discounted areas:		
Potential Yield:	206	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Adjacent to Grade II Listed Building and Scheduled Monument. Adjacent Sandylay and Moat Woods (LoWS) and Essex Wildlife Trust Nature Reserve.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Yellow</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA91</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land Adjacent The Fox And Raven, Chelmer Village Way, Springfield, Chelmsford, Essex			
Parish:	Springfield	Total Score:	90	
Developable Site Area (ha):	1.64	Reason for discounted areas:		
Potential Yield:	37	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>		<b>Red</b>
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	0	The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	1	25%-50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Site is within Conservation Area. Adjacent to Grade II Listed Building. Accessible Natural Green Space. Chelmsford Watermeadows (LoWS) approx half of site area.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>		<b>Green</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site already allocated in the Local Plan for future recreation use/SuDS			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>		<b>Green</b>
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA92</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Site Huts, Chelmer Viaduct Development Site, Chelmer Road, Chelmsford, Essex			
Parish:	Chelmsford	Total Score:	91	
Developable Site Area (ha):	10.944	Reason for discounted areas:	Gas pipeline and buffer (0.246ha)	
Potential Yield:	188	Typology:	2	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network		
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	0	The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	0	Over 50% of the site area is within Flood Zone 3		
Air Quality Management Areas	3	Site is within 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Site is within Conservation Area. Adjacent to Grade II Listed Building. Accessible Natural Green Space. Chelmsford Watermeadows (LoWS).			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site already allocated in the Local Plan for future recreation use/SuDS			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference:</b> <b>21SHELAA93</b>		<b>RAG Rating:</b>	<b>Amber</b>	<b>30 May 2023</b>
Site Address:	Land South West Of Pease Hall, Sandford Mill Road, Springfield, Chelmsford			
Parish:	Springfield	Total Score:	96	
Developable Site Area (ha):	20.406	Reason for discounted areas:	Gas pipeline and buffer (0.184ha)	
Potential Yield:	350	Typology:	1	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Amber</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	0	The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	3	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicular access from Mill View Road and Sandford Mill Road. Site is within Conservation Area. Adjacent to Grade II Listed Buildings. Accessible Natural Green Space. Number of protected trees on site boundary.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	Site already allocated in the Local Plan for future recreation use/SuDS			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA94</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land South Of St Annes, Priory Road, Bicknacre, Chelmsford, Essex			
Parish:	Bicknacre	Total Score:	104	
Developable Site Area (ha):	7.17	Reason for discounted areas:		
Potential Yield:	123	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Green</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicluar access from Priory Road.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA95</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North West Of Hareswood, Elm Green Lane, Danbury, Chelmsford, Essex			
Parish:	Danbury	Total Score:	100	
Developable Site Area (ha):	1.25	Reason for discounted areas:		
Potential Yield:	28	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Red</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access from Riffhams Lane and Elm Green Lane. Adjacent to Registered Park and Garden. Site is adjacent to a Protected Lane. Blakes Wood and Lingwood Common SSSI borders and lies within the site.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA96</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Land At Boreham Interchange, Colchester Road, Boreham, Chelmsford, Essex			
Parish:	Boreham	Total Score:	72	
Developable Site Area (ha):	48.689	Reason for discounted areas:	Electricity line (0.336ha), Gas pipeline and buffer (0.225ha)	
Potential Yield:	0	Typology:	32+33+34	
Proposed Use:	Employment	Comments on the size of site:	Size of site is potentially suitable for all employment use	
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Yellow</b>	
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	0	Over 50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Part of site in Conservation Area. Adjacent to Registered Park and Garden. Adjacent to Grade I Listed Building. Natural Green Space (Limited Access). Site borders Boreham House RPG and River Chelmer (LoWS). SOPC000569, ch1461, ch1512.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Yellow</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	2	Established multiple uses		
Legal Constraints	3	Site may possibly face legal issues		
Planning Permission or Allocation	22/02270/FUL received, yet to be determined			
Comments on Availability	Potential for issues in removal of existing uses. Site currently in use for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA97</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land Southeast And West Of Garage Block, Hunts Close, Writtle, Chelmsford, Essex			
Parish:	Writtle	Total Score:	91	
Developable Site Area (ha):	52.7	Reason for discounted areas:		
Potential Yield:	826	Typology:	26	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Red</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicluar access from Paradise Road. Part of site adjacent to Registered Park and Garden. Adjacent to Conservation Area. Opposite Local Listed Building. Park and Recreation Ground. Within 100m of TPOs. SOPC000105, chl75, chl76 and chl300 in western parcel, SOPC000430 in northern parcel.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Yellow</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA98</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North East Of Skeggs Farm, Chelmsford Road, Writtle, Chelmsford, Essex			
Parish:	Writtle	Total Score:	85	
Developable Site Area (ha):	36.96	Reason for discounted areas:		
Potential Yield:	453	Typology:	27	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Red</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Vehicluar access from Chelmsford Road. Part of site adjacent to Conservation area. Opposite Local Listed Building. Adjacent to Landscape of Local Interest. Natural Green Space (Limited Access). Part of site includes Writtle Bridge Meadows (LoWS). SOPC000416 on southern boundary of site.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA99</b>		<b>RAG Rating:</b>	<b>Red</b>	<b>30 May 2023</b>
Site Address:	Land North South East And West Of Pontlands Park Hotel, West Hanningfield Road, Great Baddow, Chelmsford			
Parish:	Great Baddow	Total Score:	87	
Developable Site Area (ha):	21.81	Reason for discounted areas:		
Potential Yield:	374	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Red</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicular access from Church Street. Adjacent and opposite Local Listed Buildings. Natural Green Space (Limited Access). TPO/2005/026. SOPC000804 on western boundary of site.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

<b>SHELAA Reference:</b> <b>21SHELAA100</b>		<b>RAG Rating:</b>	<b>Yellow</b>	<b>30 May 2023</b>
Site Address:	Land South West Of 2 Scotts Green, Hollow Lane, Broomfield, Chelmsford, Essex			
Parish:	Broomfield	Total Score:	99	
Developable Site Area (ha):	12.63	Reason for discounted areas:		
Potential Yield:	217	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Yellow</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Three protected trees on site boundary.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				



<b>SHELAA Reference:</b> <b>21SHELAA101</b>		<b>RAG Rating:</b>	<b>Green</b>	<b>30 May 2023</b>
Site Address:	Land South West Of Broomfield Place, Main Road, Broomfield, Chelmsford			
Parish:	Broomfield	Total Score:	103	
Developable Site Area (ha):	26.24	Reason for discounted areas:	Sewage Pumping Station (0.03ha)	
Potential Yield:	450	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
<b>Suitability Criteria:</b>		<b>Suitability Rating:</b>	<b>Green</b>	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Potential for access via Broomfield Road. Adjacent to Grade II Listed Buildings and Local Listed Buildings. Number of protected trees across the site. Priority 4 Contaminated Land SOPC000887, SOPC000600, SOPC000802 and SOPC000599 and ch482.			
<b>Availability Criteria:</b>		<b>Availability Rating:</b>	<b>Green</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
<b>Achievability Criteria:</b>		<b>Achievability Rating:</b>	<b>Green</b>	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				