

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

SHELAA Reference: 0	CFS5		RAG Rating:	Red	3	0 May 2023	
Site Address:	Land So	uth of	1 Oak Cottages, Chal	k Street, Rettendon Comr	mon, Chelm	sford, Essex, CM3 8DD	
Parish:	Rettend	lon		Total Score:	97		
Developable Site Area	0.01			Reason for			
(ha):				discounted areas:			
Potential Yield:	0			Typology:	19		
Proposed Use:	Residen	itial		Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation		
Impact on Retail Areas		5	Chelmsford City Centre Neighbourhood Centre		own Centre	or any designated	
Proximity to the Workplace	}	5	Site is within 2km wall	king distance of an employm	ent allocatio	n	
Public Transport		0	Site is in excess of 400	m walking distance from all	services		
PROW and Cycling Connecti	ivity	0	Site is not connected t	o either an existing PROW o	r cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		5	Site does not contain a	any designated heritage asse	ets		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets		
Archaeological Assets		5	Site is not thought to o	contain any assets of archaed	ological inter	est	
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification		0	Site is predominantly (Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouri	=			
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City	
Community Facilities		5		ot result in the loss of nor pu ool/healthcare facility/place			
Comments on Suitability		Outside	e of DSB. Access is via a	driveway off of Chalk Street.			
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling 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 cui	rrently in use for other p	urpose.			
Achievability Criteria:				Achievability	Rating:	Green	
		5	Development is likely				
Viability		5	Development is likely	VIUDIC			
Viability Timescale for Deliverability		5	Up to 5 years	Viable			

SHELAA Reference:	CFS6	RAG Rating:	ing: Amber 30 May 2023				
Site Address:	Land Nortl	n of Peaches House, Sou	uthlands Chase, Sandon, Ch	nelmsford, E	Essex		
Parish:	Danbury		Total Score:	104			
Developable Site Area	0.07		Reason for				
(ha):			discounted areas:				
Potential Yield:	2		Typology:	19			
Proposed Use:	Residentia	I	Comments on the size	Comments on the size			
of site:							
Suitability Criteria:			Suitability Rating: Amber				
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Development does n	ot result in the loss of establis	hed shops ar	nd services within		
			tre, South Woodham Ferrers 1	Town Centre	or any designated		
		Neighbourhood Cent					
Proximity to the Workplace			m walking distance of an emp	-	cation		
Public Transport	5		valking distance of one or mor				
PROW and Cycling Connect			valking distance to either a PR	-	network		
Vehicle Access	5		ng vehicle access into/adjacen	it to the site			
Strategic Road Access	N/						
Designated Heritage Assets			n any designated heritage asse				
Non-Designated Heritage A			n any non-designated heritage				
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrain	nts 5	Minerals or Waste C	onsultation Area				
Defined Open Space	5	Site does not lie with Park or 'Other' Green	nin an area defined as Open Sp n Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie with	nin the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	Site is predominantly Grade 2 or Grade 3	y Greenfield and primarily with	nin the land o	classification/s: Grade 1,			
Protected Natural Features	0	Site partially or whol	lly comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 50	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts 5	Ground treatment is	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	existing/proposed so recreation facility	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				
Comments on Suitability	Ad	jacent to DSB. In range of b	ous stops. 3 trees protected ur	nder TPO/200	09/050.		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/w	villing owner/public sector				
Land Condition	4	Established single us	e				
Legal Constraints	5	Site does not face an	ny known legal issues				
Planning Permission or	N/	A					
Allocation							
Comments on Availability	Site	e currently in use for other	purpose.				
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely	y viable				
Timescale for Deliverability		Up to 5 years					
Comments on Achievability		<u> </u>					

Parish: Developable Site Area (ha):	Sandor 2.96 58 Reside	n	Peach House, Southl	ands Chase, Sandon, Chel Total Score: Reason for discounted areas: Typology: Comments on the size	msford, Ess 105	sex			
Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Ar	2.96 58 Reside			Reason for discounted areas: Typology: Comments on the size					
(ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Ar	58 Reside	ntial		discounted areas: Typology: Comments on the size	3				
Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Ar	Reside	ntial		Typology: Comments on the size	3				
Proposed Use: Suitability Criteria: Proximity to Employment Ar	Reside	ntial		Comments on the size	3				
Suitability Criteria: Proximity to Employment Ar		ntial			71 07				
Proximity to Employment Ar	eas			of site:					
	eas			Suitability Ra	ting:	Amber			
Impact on Retail Areas		5	Site is outside of any e	xisting/proposed employme	nt allocation				
		5	l .	t result in the loss of establis e, South Woodham Ferrers T es	•				
Proximity to the Workplace		0	Site is in excess of 2km	n walking distance of an emp	loyment allo	cation			
Public Transport		5	Site is within 400m wa	lking distance of one or mor	e services				
PROW and Cycling Connectiv	vity	5	Site is within 100m wa	lking distance to either a PR	OW or cycle	network			
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site				
Strategic Road Access		N/A							
Designated Heritage Assets		5	Site does not contain a	any designated heritage asse	ts				
Non-Designated Heritage As	sets	5	Site does not contain a	any non-designated heritage	assets				
Archaeological Assets		5	Site is not thought to o	contain any assets of archaed	ological inter	est			
Minerals & Waste Constrain	ts	5	Minerals or Waste Cor						
Defined Open Space		5	Site does not lie within Park or 'Other' Green!	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge		5	Site does not lie withir	the Metropolitan Green Be	lt or Green V	Vedge			
Land Classification		0	Site is predominantly (Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,			
Protected Natural Features		3		e of any protected natural fea natural feature or within 500 natural feature					
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1					
Air Quality Management Are	eas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	ts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbouring constraints						
Proximity to Key Services		0		n walking distance of one or i am Ferrers Town Centre	more service	s and the City			
Community Facilities		3	·	ut additional strain on but no ool/healthcare facility/place					
Comments on Suitability			_	stops. The field has 2 access field Road. 2 trees protected	•				
Availability Criteria:		Todu II	ontage on Last Hallilligi	Availability R		Green			
Land Ownership		5	Held by developer/will	ling owner/public sector		3.00.1			
Land Condition		5	Vacant land & building						
		5	Site does not face any						
Legal Constraints			ssion 19/00941/FUL g						
Planning Permission or Allocation		r Cillil	331011 13/00341/FUL 8	ranteu.					
Comments on Availability									
Achievability Criteria:				Achievability	Rating:	Yellow			
Viability		5	Development is likely	•					
Timescale for Deliverability		4	Over 5 years						
Comments on Achievability			•						

SHELAA Reference:	CFS9		RAG Rating:	Yello	W	30	0 May 2023
Site Address:	Land S	outh Ea	st of the Lion Inn, Ma	ain Road,	Boreham, Chelm	sford, Esse	<u> </u>
Parish:	Boreha	am		Total S	core:	109	
Developable Site Area	14.699)		Reason	for	Overhead	power line (0.001ha)
(ha):				discour	nted areas:		
Potential Yield:	252			Typolo	gy:	1	
Proposed Use:	Reside	ntial		Commo	ents on the size		
·				of site:			
Suitability Criteria:					Suitability Ra	ting:	Green
Proximity to Employment A	Areas	5	Site is outside of any e	existing/pr	oposed employme	nt allocation	
Impact on Retail Areas		5	Development does no	t result in	the loss of establis	hed shops ar	d services within
			Chelmsford City Centr	-	Voodham Ferrers T	own Centre	or any designated
Provimity to the Workplace		5	Neighbourhood Centre Site is within 2km wall		nce of an employme	ent allocation	<u> </u>
Proximity to the Workplace	:	5	Site is within 400m wa				
Public Transport	ii	5	Site is within 100m wa				actwork
PROW and Cycling Connect	ivity	5	A route exists enabling				ICLWOIN
Vehicle Access		N/A	A TOUGH EXISTS ELIGINITY	6 vernue d	iccess mito/ dujacem	t to the Site	
Strategic Road Access Designated Heritage Assets		N/A 5	Site does not contain a	any dociar	nated heritage acco	tc	
			Site does not contain a		<u>_</u>		
Non-Designated Heritage A	issets	5	Site is not thought to				not.
Archaeological Assets		5			•		ding Area and requires
Minerals & Waste Constrain	nts	2	further assessment to				
Defined Open Space		5	Site does not lie within				
' '			Park or 'Other' Green	Space			
Green Belt & Green Wedge	<u> </u>	5	Site does not lie within	n the Met	ropolitan Green Be	lt or Green W	/edge
Land Classification		0		Greenfield	l and primarily with	nin the land c	lassification/s: Grade 1,
Protected Natural Features	Grade 2 or Grade 3 Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is within 100m of a local comprise of any protected natural features but is a local comprise of any protected natural features but is a local comprise of any protected natural features					within 100m of a locally	
Protected Natural Features)	3	designated protected				
			designated protected			0	a.iona, national
Flood Risk Constraints		5	Site is wholly within Fl	lood Zone	1		
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a	designated AQMA		
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbour	ing constr	aints		
Proximity to Key Services		5	Site is within 800m wa	alking dista	ance of all services	and/or the C	ity Centre/South
			Woodham Ferrers Tov				
Community Facilities		3	Development would p				
			existing/proposed sch	iool/health	ncare facility/place	of worship/s	ports, leisure, or
Comments on Suitability		Adiace	recreation facility nt to DSB. In range of bu	ıs stons. P	otential vehicular a	ccess via The	Chase.
Availability Criteria:		· injuice			Availability R		Yellow
Land Ownership		3	Promoter has an optic	on to purc			
Land Condition		5	Vacant land & building		idde dite di collabo	TALE WILLIETAL	OCHIE OWNIEL
			Site may possibly face		20		
Legal Constraints		3	Site may possibly face	icgai issu	-3		
Planning Permission or Allocation		N/A					
Comments on Availability		No evi	dence of landowner/s su	upport wit	h submission. Site r	not within pr	omoters ownership.
Achievability Criteria:					Achievability	•	Green
Viability		5	Development is likely	viable	. terric vability	Maning.	Green.
Timescale for Deliverability	,	5	Up to 5 years	TIUDIC			
		J	Op to 3 years				
Comments on Achievability							

SHELAA Reference:	CFS10		RAG Rating:	Aml	oer	30	0 May 2023	
Site Address:	Moun	t Maska	ll, Generals Lane, Bor	eham, (Chelmsford, Essex,	CM3 3HW		
Parish:	Boreh	am		Total	Score:	96		
Developable Site Area	0.77			Reaso	on for			
(ha):				disco	unted areas:			
Potential Yield:	15			Typol	ogy:	5		
Proposed Use:	Reside	ntial		Comr	nents on the size			
				of site	e:			
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/	proposed employme	nt allocation		
Impact on Retail Areas 5			Development does no Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	9	5	Site is within 2km wall				1	
Public Transport		0	Site is in excess of 400					
PROW and Cycling Connect	ivity	5	Site is within 100m wa	Iking dis	stance to either a PR	OW or cycle r	network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets		0	Site contains one or m	ore desi	ignated heritage asse	ets		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets 5			Site is not thought to	contain a	any assets of archaed	ological intere	est	
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 Park or 'Other' Green	n an area				
Green Belt & Green Wedge		5	Site does not lie within	the Me	etropolitan Green Be	lt or Green W	/edge	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	eld and primarily with	nin the land c	lassification/s: Grade 1,	
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 Centre/South Woodha		=	more services	s and the City	
Community Facilities		5	Development would n existing/proposed sch recreation facility		•			
Comments on Suitability		Outsid	e of DSB. Grade 2 listed	building	within site. Mining c	ontamination	n in the adjacent field.	
Availability Criteria:					Availability R	lating:	Green	
Land Ownership		3	Promoter has an optic	n to pur			sting owner	
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any		legal issues			
Planning Permission or		N/A	1		-			
Allocation		,						
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable			I	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		,	- 12 22 7 30.0					
Comments on Achievability								

SHELAA Reference:	CFS11		RAG Rating:	Amber	3	0 May 2023		
Site Address:	Barn at Li	ttle L	ongs Chatham Green	, Little Waltham, Chelms	ford, Essex			
Parish:	Little Wal	than	1	Total Score:	120			
Developable Site Area	0.04			Reason for				
(ha):				discounted areas:				
Potential Yield:	1			Typology:	22			
Proposed Use:	Residenti	al		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Rating: Amber				
Proximity to Employment A	reas 5		Site is outside of any e	xisting/proposed employme	ent allocation			
Impact on Retail Areas	5		Development does no	t result in the loss of establis	hed shops ar	nd services within		
			•	e, South Woodham Ferrers 1	Town Centre	or any designated		
	_		Neighbourhood Centr					
Proximity to the Workplace				king distance of an employm		n ————————————————————————————————————		
Public Transport	5			alking distance of one or mor				
PROW and Cycling Connect				lking distance to either a PR		network		
Vehicle Access	5		A route exists enabling	g vehicle access into/adjacen	it to the site			
Strategic Road Access		/A						
Designated Heritage Assets				any designated heritage asse				
Non-Designated Heritage Assets				any non-designated heritage				
Archaeological Assets			Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts 5		Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safegua nsultation Area	ording Area. S	iite is not within a		
Defined Open Space			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge			Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification 5			Site is predominantly	Previously Developed Land				
Protected Natural Features	5			m of any locally designated properties international/national designational designational designation in the control of the co				
Flood Risk Constraints	5		Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas 5		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5		Ground treatment is not expected to be required					
Neighbouring Constraints	5		Site has no neighbouri	ing 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 sch recreation facility	ool/healthcare facility/place	of worship/s	sports, leisure, or		
Comments on Suitability	Ad	djacer	nt to DSB. In range of bu	is stops. Accessible via a righ	t of way.			
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership	5		Held by developer/wil	ling owner/public sector				
Land Condition	5		Vacant land & building					
Legal Constraints	5		Site does not face any	known legal issues				
Planning Permission or	N	/A						
Allocation								
Comments on Availability								
Achievability Criteria:				Achievability	/ Rating:	Green		
Viability	5		Development is likely	viable				
Timescale for Deliverability	5		Up to 5 years					
Comments on Achievability	,							

Site Address: Land North East of Recreation Ground, Chatham Green, Little Waltham, Chelmsford, Essex Parish: Little Waltham Total Score: 110	SHELAA Reference:	CFS12		RAG Rating:	Aml	oer	30	0 May 2023	
Developable Site Area 0.6 Reason for discounted areas:	Site Address:	Land N	North Ea	st of Recreation Grou	ınd, Cha	atham Green, Little	e Waltham,	Chelmsford, Essex	
Comments on the size Suitability Criteria: Suitability Rating: Amber	Parish:	Little \	Nalthar	n	Total	Score:	110		
Potential Vield: 12	Developable Site Area	0.6			Reaso	on for			
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Amber	(ha):				disco	unted areas:			
Suitability Criteria: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas S Site is outside of any existing/proposed employment allocation Chemisford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace S Site is within 2km walking distance of an employment allocation Public Transport S Site is within 2km walking distance of one or more services PROW and Cycling Connectivity Site is within 400m walking distance of one or more services S Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Site is within 400m walking distance of one or more services S Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Site is not connected to either an existing PROW or cycle network Vehicle Access N/A Designated Heritage Assets S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Minerals or Waste Consultation Area Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Mineral Safeguarding Area. Site is not within a Mineral Safeguarding Area. Site is not within a Mineral Safeguarding Area. Site is not within a marea defined as Open Space, an existing/proposed Country Park or "Other" Green Space Green Belt & Green Wedge S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space Green Belt & Green Wedge 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 S Site is in excess of 500m of any locally designated protected natural features S Site is in excess of 500m of any intern	Potential Yield:	12			Typol	ogy:	5		
Suitability Criteria: Suitability Rating: Amber	Proposed Use:	Reside	ential		Comr	nents on the size			
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation					of site	e:			
Impact on Retail Areas	Suitability Criteria:					Suitability Ra	iting:	Amber	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 20km walking distance of an employment allocation PROW and Cycling Connectivity O 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 Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 5 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 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features Flood Risk Constraints 5 Site is in excess of 500m of any international/national designated protected natural features Flood Risk Constraints 5 Site is no neighbouring constraints Froximity to Key Services 0 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site has no neighbouring constraints Froximity to Key Services 1 Site is in excess of 500m from a designated or one or more services and the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Outside of DSB. In range of bus stops	Proximity to Employment A	reas	5	Site is outside of any e	existing/	proposed employme	nt 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 Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 2 or Grade 3 Protected Natural Features 5 Site is next sees of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is next sees of 12m walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 5 Site is no neighbouring constraints Froximity to Key Services 0 Site is next sees of 12m walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Otteria:	Impact on Retail Areas	Impact on Retail Areas 5			e, South es	Woodham Ferrers T	own Centre	or any designated	
PROW and Cycling Connectivity Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site s not thought to contain any assets of archaeological interest Minerals & Waste Constraints S Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification S Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification S Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features S 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 S Site is wholly within Flood Zone 1 Air Quality Management Areas S Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Ground treatment is not expected to be required Neighbouring Constraints S Site is no excess of 20km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities S D Evelopment 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 S Held by developer/willing owner/public sector Availability Criteria: Land Ownership S Held by developer/willing owner/public sector Availability Criteria: Land Ownership S Site does not face any known legal issues N/A Allocation Comments on Availability S D Evelopment is likely viable Timescale for Deliverability S D Evelopment is likely	Proximity to the Workplace	<u> </u>	5	Site is within 2km wall	king dist	ance of an employm	ent allocatior	1	
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 nexcess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site has no neighbouring constraints Proximity to Key Services 0 Site has no neighbouring constraints Proximity to Key Services 0 Site has no neighbouring constraints Solution 1 Site 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 Designation 1 Site does not face any known legal issues Planning Permission or Availability 6 Site does not face any known	Public Transport		5	Site is within 400m wa	alking dis	stance of one or mor	e services		
Strategic Road Access	PROW and Cycling Connect	ivity	0				<u> </u>	rk	
Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Order Maste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site is nexcess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Site is wholly within Flood Zone 1 Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is nexcess of 500m from a designated AQMA Ground Condition Constraints Site is nexcess of 20m from a designated AQMA Ground Condition Constraints Site has no neighbouring constraints Site has no neighbouring constraints Proximity to Key Services O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Site 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 Outside of DSB. In range of bus stops. Gated road access. Availability Criteria:	Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Non-Designated Heritage Assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 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 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is nexess 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. Availability Criteria: Availability Rating: Green Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Strategic Road Access		N/A						
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 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 in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Treatment is not expected to be required Neighbouring Constraints 5 Site is in excess of 20m 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 Criteria:	Designated Heritage Assets	;	5	Site does not contain a	any desi	gnated heritage asse	ts		
Minerals & Waste Constraints Defined Open Space 5 Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Evaluation Constraints 5 Site is in excess of 500m from a designated AQMA Ground Evaluation Constraints 5 Site is in excess of 500m from a designated AQMA Ground Evaluation Constraints 5 Site is in excess of 500m from a designated AQMA Ground Evaluation Constraints 5 Site is in excess of 500m from a designated AQMA Ground Evaluation Constraints 5 Site is in excess of 500m from a designated AQMA Ground Evaluation Constraints 5 Site is in excess of 500m from a designated AQMA Ground Evaluation Constraints 5 Site is in excess of 500m from a designated AQMA Ground Evaluation Constraints 5 Site is in excess of 500m from a designated AQMA Ground Evaluation Constraints 5 Site is in excess of 500m from a designated AQMA Ground Evaluation Constraints 6 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports,	Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Defined Open Space 5 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 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 2 km 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 Criteria: Availability Criteria: Availability Rating: Green Land Condition 5 Held by developer/willing owner/public sector Land Condition 5 Site does not face any known legal issues Planning Permission or Allocation 5 Development is likely viable Timescale for Deliverability 5 Development is likely viable	Archaeological Assets 5			Site is not thought to	contain a	any assets of archaed	ological intere	est	
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 and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m from a designated AQMA Fround Condition Constraints 5 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 Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Alallocation 6 N/A Allocation 7 Achievability Rating: Green Viability 7 Sources 8 Development is likely viable 7 Development is likely viable 8 Development is likely viable 9 Development is like	Minerals & Waste Constrain	nts	5			U	rding Area. S	ite is not within a	
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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability Criteria: Achievability Rating: Green Viability Criteria: Achievability Rating: Green	Defined Open Space		5			a defined as Open Sp	ace, an existi	ng/proposed Country	
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 Coutside of DSB. In range of bus stops. Gated road access. Availability Criteria: Availability Rating: Green Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Green Belt & Green Wedge	!	5	Site does not lie within	n the Me	etropolitan Green Be	lt or Green W	/edge	
excess of 500m of any international/national designated protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1	Land Classification		0		Greenfie	ld and primarily with	nin the land c	lassification/s: Grade 1,	
Flood Risk Constraints Site is wholly within Flood Zone 1 Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Fround Condition Constraints Site has no neighbouring constraints Proximity to Key Services Site in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 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. Availability Criteria: Availability Rating: Green Land Condition Site does not face any known legal issues Planning Permission or Allocation N/A Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Jene Achievability Rating: Green Green Achievability Criteria: Jene Achievability Rating: Achievability Criteria: Jene Achievability Rating: Jene Achievability Rat	Protected Natural Features		5						
Second Condition Constraints 5 Ground treatment is not expected to be required	Flood Risk Constraints		5						
Ground Condition Constraints 5 Ground treatment is not expected to be required	Air Quality Management A	reas							
Proximity to Key Services O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre 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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Jenning Permission or Achievability Achievability Criteria: Jenning Permission or Achievability Achievability Signing: Jenning Permission or Achievability Jenning Permission or Achievability Jenning Permission or Achievability Achievability Criteria: Jenning Permission or Achievability Rating: Jenning Permission or Achievability Achievability Jenning Permission or Achievab	,		5						
Proximity to Key Services O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre 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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints		5	· · · · · · · · · · · · · · · · · · ·					
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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			0			_	more services	s and the City	
Availability Criteria: Land Ownership Land Condition S Vacant land & buildings Legal Constraints Flanning Permission or Allocation Comments on Availability Achievability Criteria: Viability S Development is likely viable Timescale for Deliverability Availability Rating: Availability Rating: Availability Rating: Availability Rating: Availability Rating: Availability Rating: S Development is likely viable Up to 5 years	Community Facilities		5	Development would n existing/proposed sch	ot result	t in the loss of nor pu			
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Suitability		Outsid	e of DSB. In range of bus	stops. (Gated road access.			
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:					Availability R	lating:	Green	
Legal Constraints Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Vacant land & buildings Site does not face any known legal issues N/A Achievability Achievability Rating: Green Up to 5 years			5	Held by developer/wil	ling owr	•		1	
Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years						<u> </u>			
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years						legal issues			
Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				,					
Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			,						
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years									
Timescale for Deliverability 5 Up to 5 years	Achievability Criteria:					Achievability	Rating:	Green	
Timescale for Deliverability 5 Up to 5 years	<u>`</u>		5	Development is likely	viable	•		•	
				Up to 5 years					
	Comments on Achievability			1					

SHELAA Reference:	CFS13	_	RAG Rating:	Gree	en	3(0 May 2023	
Site Address:	Land S	outh Ea	st of Tyrells Cottages,	Main F	Road, Boreham, Ch	nelmsford, E	Essex	
Parish:	Boreha	am		Total	Score:	108		
Developable Site Area	6.975			Reasc	on for	Electricity	lines (0.025ha)	
(ha):				disco	unted areas:			
Potential Yield:	120			Typology: 2				
Proposed Use:	Reside	ntial		Comn	nents on the size			
				of site	e:			
Suitability Criteria:					Suitability Ra	ting:	Green	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	oroposed employme	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centre Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	<u> </u>	5	Site is within 2km wall	king dist	ance of an employm	ent allocation	n	
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	ivity	5	Site is within 100m wa			•	network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	i	5	Site does not contain a	any desi	gnated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets 5			Site is not thought to o	contain a	any assets of archaed	ological intere	est	
Minerals & Waste Constrai	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 Park or 'Other' Green	Space				
Green Belt & Green Wedge	!	5	Site does not lie withir					
Land Classification		0	Grade 2 or Grade 3				classification/s: Grade 1	
Protected Natural Features	3	Site does not comprise designated protected designated protected	natural f	eature or within 500		within 100m of a locally rnational/national		
Flood Risk Constraints		2	Up to 25% of the site area is within Flood Zone 3					
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouri	ng cons	traints			
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov			nd/or the Cit	ry Centre/South	
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		Outsid	e of DSB. In range of bus	stops.				
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil	ling own	•			
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or		N/A	<u>'</u>					
Allocation Comments on Availability		Flectri	city Pylons run through t	he site				
		LICCUIT	or your run tinought	iic site.	A chiouchilita	Datina	Groon	
Achievability Criteria:	Г		D		Achievability	Kating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability	1							

SHELAA Reference:	CFS14	RAG Rating:	Red	3	0 May 2023		
Site Address:	Sutch and S	earle Warehouse, High	wood Road, Writtle, Chelr	nsford, CM	1 3PT		
Parish:	Writtle		Total Score:	99			
Developable Site Area	1.76		Reason for	Gas pipel	ine buffer (0.31ha)		
(ha):			discounted areas:		, ,		
Potential Yield:	73		Typology:	7			
Proposed Use:	Residential		Comments on the size				
·			of site:				
Suitability Criteria:			Suitability Rating: Red				
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation	1		
Impact on Retail Areas	5	· ·	ot result in the loss of establis	•			
		•	re, South Woodham Ferrers T	own Centre	or any designated		
	_	Neighbourhood Centi					
Proximity to the Workplace			Iking distance of an employm		n		
Public Transport	0		Om walking distance from all				
PROW and Cycling Connect			alking distance to either a PR		network		
Vehicle Access	5		ig vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A						
Designated Heritage Assets			any designated heritage asse				
Non-Designated Heritage A			any non-designated heritage				
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua onsultation Area	rding Area. S	Site is not within a		
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	in an area defined as Open Sp Space	ace, an exist	ting/proposed Country		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt of Wedge					
Land Classification		Previously Developed Land					
Protected Natural Features	5		Om of any locally designated projectional designated projectional designational designation designat				
Flood Risk Constraints	5		excess of 500m of any international/national designated protected natural features Site is wholly within Flood Zone 1				
Air Quality Management Ar		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	0		constraints with no potentia				
Proximity to Key Services	0	Site is in excess of 2kr	m walking distance of one or nam Ferrers Town Centre				
Community Facilities	3	Development would	put additional strain on but no nool/healthcare facility/place				
Comments on Suitability	Outs		e there is an infill pond with o	category 4 co	ontaination.		
Availability Criteria:			Availability F		Green		
Land Ownership	5	Held by developer/wi	illing owner/public sector				
Land Condition	3	Low intensity land use					
Legal Constraints	5	Site does not face any					
Planning Permission or		D2304/OUT received, ye					
Allocation		. , , ,					
Comments on Availability	Site	currently in use for other	purposes.				
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability							

SHELAA Reference:	CFS17	RAG Rating:	Red	3	0 May 2023	
Site Address:	Argents N	ursery, Highwood Roa	d, Edney Common, Chelm	sford, Essex, (CM1 3PZ	
Parish:	Highwood	l	Total Score:	101		
Developable Site Area	0.22		Reason for	Gas insta	llation buffer (3.05ha)	
(ha):			discounted areas:			
Potential Yield:	10		Typology:	20		
Proposed Use:	Residentia	al	Comments on the size	е		
			of site:			
Suitability Criteria:			Suitability	Rating:	Red	
Proximity to Employment A	reas 5	Site is outside of ar	ny existing/proposed employi	ment allocation	l	
Impact on Retail Areas	5	·	not result in the loss of estab	•		
		-	ntre, South Woodham Ferrer	s Town Centre	or any designated	
D		Neighbourhood Ce				
Proximity to the Workplace			2km walking distance of an er		cation	
Public Transport	5		walking distance of one or m		natwork	
PROW and Cycling Connect			walking distance to either a	-	HELWUIK	
Vehicle Access	5 N		ling vehicle access into/adjac	ent to the site		
Strategic Road Access		/A	and as mare designated basis	222 255245		
Designated Heritage Assets			one or more designated herit iin any non-designated herita			
Non-Designated Heritage A					act	
Archaeological Assets Minerals & Waste Constrain	5 nts 5		to contain any assets of archa site is within a Minerals Safeg			
Minerals & Waste Constrain	its 5	Minerals or Waste		uaruing Area. S	site is not within a	
Defined Open Space	5		thin an area defined as Open	Space, an exist	ing/proposed Country	
		Park or 'Other' Gre				
Green Belt & Green Wedge	0		site (90% or more) lies withi	n the Metropol	itan Green Belt or Green	
Land Classification	-	Wedge E Site is prodominantly Provingsly Developed Land				
Land Classification						
Protected Natural Features	5		any international/national de			
Flood Risk Constraints	5	Site is wholly within	·	signated protes	cted Hataran reatares	
Air Quality Management Ar			500m from a designated AQN	1A		
Ground Condition Constrain			t is expected to be required on the majority (90% or more) of the site			
Neighbouring Constraints	5	Site has no neighbo		, , ,	·	
Proximity to Key Services	0		2km walking distance of one	or more service	s and the City	
, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Centre/South Woo	dham Ferrers Town Centre		·	
Community Facilities	5		d not result in the loss of nor			
		existing/proposed recreation facility	school/healthcare facility/pla	ce of worship/s	sports, leisure, or	
Comments on Suitability	Ac		f bus stops. Adjacent to grade	2 listed buildir		
Availability Criteria:		,,	Availability		Green	
	1 -	Hold by dovolonor	willing owner/public sector	nating.	Green	
Land Ownership Land Condition	5 3	Low intensity land	0 /1			
Legal Condition Legal Constraints	5		any known legal issues			
Planning Permission or		/A	any known iegal issues			
Allocation	IN,	A				
Comments on Availability	Sit	e currently in use for other	er purpose.			
	311			ty Dating	Green	
Achievability Criteria:	-	Douglanment is I'll	Achievabili	ty Kating:	Green	
Viability	5	Development is like	ery viable			
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability						

SHELAA Reference:	CFS18	1	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land N	North of	White Elm Cottage, F	Hyde Lane, Danbury, Cheli	msford, Ess	ex		
Parish:	Danbu	iry		Total Score:	94			
Developable Site Area	0.52			Reason for				
(ha):				discounted areas:				
Potential Yield:	10			Typology:	5			
Proposed Use:	Reside	ential		Comments on the size of site:				
Suitability Criteria:				Suitability Ra	ting:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation	•		
Impact on Retail Areas		5	· ·	t result in the loss of establis e, South Woodham Ferrers T es	•			
Proximity to the Workplace	9	0	Site is in excess of 2kn	n walking distance of an emp	loyment allo	cation		
Public Transport		0	Site is in excess of 400	m walking distance from all s	services			
PROW and Cycling Connect	ivity	0		to either an existing PROW or		ork		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A			·			
Designated Heritage Assets	;	5	Site does not contain	any designated heritage asse	ts			
Non-Designated Heritage Assets 5			Site does not contain	any non-designated heritage	assets			
Archaeological Assets			Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constrain	nts	5	Minerals or Waste Co					
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	!	5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features		3		e of any protected natural fe natural feature or within 500 natural feature				
Flood Risk Constraints		5	Site is wholly within Fl	e is wholly within Flood Zone 1				
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 wall Woodham Ferrers Tov	king distance of all services a wn Centre	nd/or the Cit	ry Centre/South		
Community Facilities		5	· ·	ot result in the loss of nor pu ool/healthcare facility/place				
Comments on Suitability			e of DSB. The site is acce te a former gravel pit.	essed from Hyde Lane. Land a	idjacent was	a petrol station and		
Availability Criteria:		- CP P C 31	Biavei pitt	Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector	0-			
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	<u> </u>				
Planning Permission or Allocation		N/A	_ one does not use any	The state of the s				
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability Circuit.		5	Development is likely			J. 500.1		
Timescale for Deliverability		5	Up to 5 years					
		J	5 to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS19		RAG Rating:	Amb	er	30	0 May 2023
Site Address:	Land A	Adjacent	The Gables, Banters	Lane, Gr	eat Leighs, Chelm	nsford	
Parish:	Great	Leighs		Total S	core:	105	
Developable Site Area	0.64			Reasor	for		
(ha):				discou	nted areas:		
Potential Yield:	12			Typolo	gy:	5	
Proposed Use:	Reside	ential		Comm	ents on the size		
				of site:			
Suitability Criteria:					Suitability Ra	iting:	Amber
Proximity to Employment A	reas	5	Site is outside of any e	existing/pr	oposed employme	nt allocation	
Impact on Retail Areas		5	Development does no			•	
			Chelmsford City Centr		Voodham Ferrers T	own Centre	or any designated
Description to the Westerland		-	Neighbourhood Centr		as of an ampleum	ont allocation	
Proximity to the Workplace	!	5	Site is within 2km wall				1
Public Transport	to the c	5	Site is not connected to				wle
PROW and Cycling Connect	ivity	0	Site is not connected t				II K
Vehicle Access		5	A route exists enabling	g venicie a	ccess into/adjacen	t to the site	
Strategic Road Access							
Designated Heritage Assets		5					
Non-Designated Heritage Assets 5			Site does not contain				
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrain	nts	5	Minerals or Waste Co	nsultation	Area		
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ing/proposed Country
Green Belt & Green Wedge		5	Site does not lie within	n the Met	ropolitan Green Bel	lt or Green W	/edge
Land Classification		0	O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3				lassification/s: Grade 1,
Protected Natural Features		0	Site partially or wholly	y comprise	s of one or more p	rotected nati	ural features
Flood Risk Constraints		5	Site is wholly within Fl	lood Zone	1		
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	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 2kn Centre/South Woodha			more service	s and the City
Community Facilities		5	Development would n existing/proposed sch recreation facility				
Comments on Suitability		Within	DSB. In range of bus sto	ps. TPO/2	022/013.		
Availability Criteria:					Availability R	lating:	Green
Land Ownership		5	Held by developer/wil				
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known le	gal issues		
Planning Permission or		Site is already allocated within Local Plan forming part of SGS7c					
Allocation							
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		-	<u>, , , , , , , , , , , , , , , , , , , </u>				
Commence on Actine vability							

SHELAA Reference:	CFS20		RAG Rating:	Red		30	O May 2023
Site Address:	Land E	ast of E	arn Mead, Galleywoo	od, Cheln	nsford, Essex		
Parish:	Galley	wood		Total S	Score:	109	
Developable Site Area	1.2			Reason	n for		
(ha):				discou	nted areas:		
Potential Yield:	40			Typolo	ogy:	30	
Proposed Use:	Reside	ntial - C	Older persons	Comm	ents on the size		
				of site:	:		
Suitability Criteria:					Suitability Ra	ating:	Red
Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation	
Impact on Retail Areas		5	Development does no	t result in	the loss of establis	hed shops an	d services within
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres				
Proximity to the Workplace)	5	Site is within 2km wall				1
Public Transport		5	Site is within 400m wa				
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network
Vehicle Access		5	A route exists enabling	g vehicle a	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets		5	Site does not contain a				
		5	Site does not contain a				
Archaeological Assets 5		5	Site is not thought to				
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country				
Defined Open Space 5		5	Park or 'Other' Green	Space		•	
Green Belt & Green Wedge	Green Belt & Green Wedge 0		The majority of the sit Wedge	te (90% or	r more) lies within t	he Metropoli	tan Green Belt or Green
Land Classification		3	Site is predominantly classification/s: Grade		•	-	
Protected Natural Features		0	Site partially or wholly	y comprise	es of one or more p	rotected natu	ıral features
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	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 wall Woodham Ferrers Tov			nd/or the Cit	y Centre/South
Community Facilities		3	Development would p				
			existing/proposed sch	iool/healt	hcare facility/place	of worship/s	ports, leisure, or
Comments on Cuitability		Adiaco	recreation facility nt to DSB. In range of bu	is stone /	Accoss and sorvices	from Parn M	and Whally covered by
Comments on Suitability			013/034.	us stops. A	access and services	II OIII Baili Wi	ead. Wholly covered by
Availability Criteria:					Availability F	Rating:	Green
Land Ownership		5	Held by developer/wil	lling owne	er/public sector		
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any	known le	gal issues		
Planning Permission or Allocation		N/A					
Comments on Availability		Overhe	ead supply cables run thi	rough site	2.		
Achievability Criteria:			· · · · · · · · · · · · · · · · · · ·	_	Achievability	Rating:	Green
Viability		5	Development is likely	viable			1
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			. ,				
Sommer of the first of the stability							

SHELAA Reference:	CFS22		RAG Rating:	Red		30 May 2023		
Site Address:	Longc	roft, Ma	aldon Road, Margarett	ing, Ing	atestone, Essex, C	M4 9JR		
Parish:	Marga	retting		Total	Score:	92		
Developable Site Area	1.06			Reasc	n for	Oil pipelir	ne (0.03ha)	
(ha):				disco	unted areas:			
Potential Yield:	24			Typol	ogy:	4		
Proposed Use:	Reside	Residential		Comn of site	nents on the size			
Suitability Criteria:				OI SILE	Suitability Ra	ting:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p				
		5	Development does no Chelmsford City Centr Neighbourhood Centre	t result i e, South	n the loss of establis	hed shops ar	nd services within	
Proximity to the Workplace	<u>;</u>	0	Site is in excess of 2km	า walking	g distance of an emp	loyment allo	cation	
Public Transport		0	Site is in excess of 400	m walkii	ng distance from all s	services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	yehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	;	5	Site does not contain a	any desig	gnated heritage asse	ts		
Non-Designated Heritage Assets		5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain a	iny assets of archaed	ological inter	est	
Minerals & Waste Constraints		5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	e (90% c	r more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any					
Flood Risk Constraints		2	Up to 25% of the site area is within Flood Zone 3					
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	3	Ground treatment is e	xpected	to be required on pa	art of the site	9	
Neighbouring Constraints		5	Site has no neighbouri	ing const	raints			
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 p existing/proposed sch recreation facility					
Comments on Suitability		Outsid	e of DSB. Contaminated	land prid	ority 2 on the adjace	nt site.		
Availability Criteria:					Availability R	lating:	Green	
Land Ownership		5	Held by developer/wil	ling own	•			
Land Condition		4	Established single use					
Legal Constraints		5	Site does not face any	known l	egal issues			
Planning Permission or Allocation		22/02283/FUL received, yet to be determined						
Comments on Availability		Site cu	rrently in use for other p	urpose.				
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable	,			
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability			1 /					
Comments on Achievability		l .						

SHELAA Reference:	CFS23	RAG Rating:	Red	Red 30 May 2023			
Site Address:	Land Sout	th of Petton, Stock Road,	, Stock, Ingatestone, Essex				
Parish:	Stock		Total Score:	106			
Developable Site Area	3.91		Reason for	Sewage pumping station			
(ha):			discounted areas:	(0.03ha)			
Potential Yield:	77		Typology:	3+32+36			
Proposed Use:	Mixed Us	e	Comments on the size	Size of sit	e is potentially suitable		
			of site:	for all em	ployment use		
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Chelmsford City Cen Neighbourhood Cen		own Centre	or any designated		
Proximity to the Workplace	5	Site is within 2km wa	alking distance of an employm	ent allocatio	n		
Public Transport	5	Site is within 400m v	walking distance of one or mor	e services			
PROW and Cycling Connect	ivity 5	Site is within 100m v	walking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enabli	ng vehicle access into/adjacen	t to the site			
Strategic Road Access	2	Site has direct access	s to or is adjacent to a safegua	rded trunk r	oad or B-road		
Designated Heritage Assets	5	Site does not contain	n any designated heritage asse	ts			
Non-Designated Heritage A	ssets 5	Site does not contain	n any non-designated heritage	assets			
Archaeological Assets	5		contain any assets of archaed				
Minerals & Waste Constraints 5		Minerals or Waste C	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	Defined Open Space 5		nin an area defined as Open Sp n Space	ace, an exist	ting/proposed Country		
Green Belt & Green Wedge 0		The majority of the s Wedge	site (90% or more) lies within t	he Metropol	litan Green Belt or Green		
Land Classification 0		Site is predominantly Grade 2 or Grade 3	y Greenfield and primarily with	nin the land	classification/s: Grade 1,		
Protected Natural Features	3	designated protected	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	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 50	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts 3	Ground treatment is	expected to be required on pa	art of the site	е		
Neighbouring Constraints	5	Site has no neighbou	Site has no neighbouring constraints				
Proximity to Key Services	5	Site is within 800m v Woodham Ferrers To	walking distance of all services own Centre	and/or the (City Centre/South		
Community Facilities	3	existing/proposed so recreation facility	put additional strain on but no chool/healthcare facility/place	of worship/	sports, leisure, or		
Comments on Suitability	01	utside of DSB. In range of bu	us stops. Area adjacent protec	ted under TF	PO/2012/006.		
Availability Criteria:			Availability F	Rating:	Yellow		
Land Ownership	0	Known to be in parti	cularly complex/multiple own				
Land Condition	5	Vacant land & buildi	ngs				
Legal Constraints	5	Site does not face ar	ny known legal issues				
Planning Permission or Allocation	N,	/A					
Comments on Availability	М	ultiple ownership.					
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely		0'			
Timescale for Deliverability		Up to 5 years	•				

SHELAA Reference:	CFS24	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Kings Farr	n, Main Road, Ford End,	Chelmsford, Essex, CM3	1LN			
Parish:	Great Wa	ltham	Total Score:	104			
Developable Site Area	13.51		Reason for				
(ha):			discounted areas:				
Potential Yield:	232		Typology:	1+32+36			
Proposed Use:	Mixed Use	e	Comments on the size	Size of sit	te is potentially suitable		
			of site:	for all em	ployment use		
Suitability Criteria:			Suitability I		Amber		
Proximity to Employment A			existing/proposed employn				
Impact on Retail Areas	5	·	ot result in the loss of estab	•			
			re, South Woodham Ferrer	Town Centre	or any designated		
Dravimity to the Werkplace	. 5	Neighbourhood Cent	res Ilking distance of an employ	mont allocatio	un .		
Proximity to the Workplace	5		valking distance of one or m		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Public Transport			valking distance to either a F		notwork		
PROW and Cycling Connect Vehicle Access	5		ng vehicle access into/adjac		Hetwork		
	2		to or is adjacent to a safeg		and or Pirond		
Strategic Road Access Designated Heritage Assets			any designated heritage as		oad of b-foad		
			any non-designated heritage as				
Non-Designated Heritage A	5				roct		
Archaeological Assets 5 Minerals & Waste Constraints 2			Site is not thought to contain any assets of archaeological interest Site is wholly or partially within an identified Minerals Safeguarding Area and requires				
Willerals & Waste Constraints			further assessment to be undertaken in the form of a Minerals Resource Assessment				
Defined Open Space	5		in an area defined as Open				
Green Belt & Green Wedge	Green Belt & Green Wedge 5		in the Metropolitan Green I	Belt or Green \	Wedge		
Land Classification 0		Site is predominantly Grade 2 or Grade 3	Greenfield and primarily w	ithin the land	classification/s: Grade 1,		
Protected Natural Features	5		Om of any locally designated y international/national des				
Flood Risk Constraints	5	Site is wholly within I	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 50	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts 5	Ground treatment is	not expected to be required	ł			
Neighbouring Constraints	0		g constraints with no potent				
Proximity to Key Services	0		m walking distance of one c nam Ferrers Town Centre	or more service	es and the City		
Community Facilities	3	·	put additional strain on but hool/healthcare facility/plac				
Comments on Suitability	Ot	ıtside of DSB. In range of bເ	is stops. Principal access to	the site via B10	008.		
Availability Criteria:			Availability	Rating:	Green		
Land Ownership	5	Held by developer/w	illing owner/public sector				
Land Condition	3	Low intensity land us	es				
Legal Constraints	5	Site does not face an	y known legal issues				
Planning Permission or	N,	/A					
Allocation							
Comments on Availability	Sit	e currently in use for other	purposes.				
Achievability Criteria:			Achievabili	ty Rating:	Yellow		
Viability	5	Development is likely	/ viable				
Timescale for Deliverability	4	Over 5 years					
Comments on Achievability		·					

SHELAA Reference: (CFS25		RAG Rating:	Red	3	0 May 2023	
Site Address:	Land So	uth W	est of 21 Seven Ash G	reen, Chelmsford			
Parish:	Chelmsf	ord		Total Score:	103		
Developable Site Area	0.74			Reason for			
(ha):	<u> </u>			discounted areas:			
Potential Yield:	14			Typology:	5		
Proposed Use:	Resident	tial		Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	reas !	5	Site is outside of any e	xisting/proposed employme	nt allocation		
Impact on Retail Areas 5		5	Chelmsford City Centre Neighbourhood Centre		own Centre	or any designated	
Proximity to the Workplace		5		king distance of an employm		n	
Public Transport	Į.	5		lking distance of one or mor			
PROW and Cycling Connecti	ivity (0	Site is not connected to either an existing PROW or cycle network				
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		5		any designated heritage asse			
Non-Designated Heritage A		5		any non-designated heritage			
Archaeological Assets		5	_	contain any assets of archaed			
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country				
Defined Open Space 5		5	Site does not lie within Park or 'Other' Green	· · ·	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge 0		0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification 3		3		Greenfield and primarily with 4, Grade 5, non-agricultural	_		
Protected Natural Features	(0	Site partially or wholly	comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas !	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts (0	Ground treatment is expected to be required on the majority (90% or more) of the site				
Neighbouring Constraints	Į.	5	Site has no neighbouring constraints				
Proximity to Key Services	Į.	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre				
Community Facilities		5	existing/proposed sch- recreation facility	ot result in the loss of nor pu ool/healthcare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability				ge of bus stops. 0.09ha cover TPO/1983/035.Historic conta			
	(Gaswo	rks and other waste kno	wn to have been disposed or	n in the pits i	relating to the whole site.	
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership	· ·	5	Held by developer/wil	ling owner/public sector			
Land Condition	i	5	Vacant land & building	gs			
Legal Constraints	ŗ	5	Site does not face any	known legal issues			
Planning Permission or Allocation	1	N/A					
Comments on Availability							
				Achievability	Rating:	Green	
Achievability Criteria:					O'		
Achievability Criteria:		5	Development is likely				
Viability Timescale for Deliverability		5	Development is likely Up to 5 years				

Impact on Retail Areas Solity Centrols	Amber	30 May 2023			
Developable Site Area (ha): Potential Yield: 24	tree Road, Little Waltham	, Chelmsfo	rd		
(ha): Potential Yield: Proposed Use: Residential Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Site is within 100m was the wind to which the Winter Residual Proximity of the Winter Residual Proximity to Waste Constraints Proximity to Key Services Proximity to Key Services Proximity to Key Services Proximity to Key Services Proximity Criteria: Land Ownership Land Condition Proximity Criteria: Land Ownership Land Condition Proximity Criteria: Land Ownership Land Condition Proximity Proximity Proximity Criteria: Legal Constraints Site is may possibly face Planning Permission or Allocation Comments on Availability Prival Proximity Criteria: Existing covenant on landPart with previous owners re reside Achievability Criteria:	Total Score:	104			
Potential Yield: 24 Proposed Use: Residential Suitability Criteria: Proximity to Employment Areas 5 Site is outside of any of Chelmsford City Centre Neighbourhood Centre Neigh	Reason for				
Proposed Use: Residential	discounted areas:				
Suitability Criteria: Proximity to Employment Areas	Typology:	4			
Proximity to Employment Areas Impact on Retail Areas Impact on Retai	Comments on the size of site:				
Proximity to Employment Areas Impact on Retail Areas Impact on Retai	Suitability Ra	ting:	Amber		
Impact on Retail Areas Solitary Development does not Chelmsford City Centron Neighbourhood Centron Neighbourhood Centron Neighbourhood Centron Neighbourhood Centron Neighbourhood Centron Neighbourhood Centron Site is within 2km wall state is within 2km wall public Transport Solitary Site is within 400m was provided access Site is within 100m was vehicle Access Site is within 100m was vehicle Access N/A	existing/proposed employmen				
Public Transport PROW and Cycling Connectivity PROW and Cycling Connectivity Vehicle Access Site is within 100m with vehicle Access Syn/A Designated Heritage Assets Site does not contain Non-Designated Heritage Assets Site does not contain Archaeological Assets Site is not thought to Minerals & Waste Constraints Minerals & Waste Constraints Site does not lie within Park or 'Other' Green Green Belt & Green Wedge Site is predominantly Grade 2 or Grade 3 Protected Natural Features Site is in excess of 100 excess of 500m of any Flood Risk Constraints Site is in excess of 500m of any F	ot result in the loss of establisher, South Woodham Ferrers To es	•			
PROW and Cycling Connectivity Vehicle Access 5	king distance of an employme	ent allocation	n		
Vehicle Access Strategic Road Access N/A Designated Heritage Assets Site does not contain Non-Designated Heritage Assets Site does not contain Archaeological Assets Site is not thought to Minerals & Waste Constraints Site does not lie within Park or 'Other' Green Green Belt & Green Wedge Site does not lie within Park or 'Other' Green Green Belt & Green Wedge Site does not lie within Park or 'Other' Green Site does not lie within Park or 'Other' Green Site does not lie within Park or 'Other' Green Site does not lie within Park or 'Other' Green Site is predominantly Grade 2 or Grade 3 Protected Natural Features Site is in excess of 500 Excess of 500m of any Site is in excess of 500m of any Elood Risk Constraints Site is wholly within Find Site is in excess of 500m Site is nexcess of 500m Site is nexcess of 500m Site is nexcess of 500m Conund Condition Constraints Site is in excess of 500m Site has neighbouring Proximity to Key Services Site is in excess of 2kn Centre/South Woodh Community Facilities Site is in excess of 2kn Centre/South Woodh Comments on Suitability Outside of DSB. In range of bus deemed PDL as per 17/00539/ Availability Criteria: Land Ownership Land Condition Legal Constraints Site may possibly face Planning Permission or Allocation Comments on Availability Existing covenant on landPart with previous owners re reside Achievability Criteria:	alking distance of one or more	e services			
Designated Heritage Assets Designated Heritage Assets Site does not contain Non-Designated Heritage Assets Site does not contain Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Site is in excess of 100 excess of 500 m of any Flood Risk Constraints For Ground Condition Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints Site does not lie within Park or 'Other' Green Site does not	alking distance to either a PRO	OW or cycle i	network		
Designated Heritage Assets Non-Designated Heritage Assets Site does not contain Non-Designated Heritage Assets Site does not contain Archaeological Assets Minerals & Waste Constraints Site is not thought to be so the Minerals or Waste Co Defined Open Space Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Community Facilities Development would pexisting/proposed schemed PDL as per 17/00539/ Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Existing covenant on landPart of with previous owners re reside Achievability Criteria: Existing covenant on landPart of with previous owners re reside Achievability Criteria:	g vehicle access into/adjacent	t to the site			
Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Community Facilities Community Facilities Availability Criteria: Land Ownership Land Condition Legal Constraints Site does not lie within Facility Criteria: Site does not lie within Park or 'Other' Green Green Belt & Green Wedge 5 Site does not lie within Park or 'Other' Green Green Belt & Green Wedge 5 Site does not lie within Park or 'Other' Green Green Belt & Green Wedge 5 Site does not lie within Park or 'Other' Green Green Belt & Green Wedge 5 Site does not lie within Park or 'Other' Green Green Belt & Green Wedge 5 Site does not lie within Park or 'Other' Green Green Belt & Green Belt					
Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints Site is not thought to Less than 5ha of a site Minerals of Waste Co Site does not lie within Park or 'Other' Green Site does not lie within Park or 'Other' Green Site does not lie within Park or 'Other' Green Site is predominantly Grade 2 or Grade 3 Site is in excess of 100 excess of 500m of any Site is in excess of 500 Ground Condition Constraints Site is in excess of 500 Site is in excess of 500 Site is in excess of 2kn Centre/South Woodh Community Facilities 3 Development would provide of DSB. In range of bus deemed PDL as per 17/00539/ Availability Criteria: Land Ownership Land Condition Legal Constraints Site may possibly face 17/00539/CLEUD & 22/017 Allocation Comments on Availability Existing covenant on landPart of with previous owners re reside Achievability Criteria:	any designated heritage asset	ts			
Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Ground Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints Site Less than 5ha of a site Minerals or Waste Co Site does not lie within Park or 'Other' Green Site does not lie within File of Site is in excess of 100 excess of 500 m of any grade 2 or Grade 3 Site is in excess of 500 m of any site is in excess of 500 m of any grade 2 or Grade 3 Site is in excess of 500 m of any site is in excess of 500 m of any grade 2 or Grade 3 Site is in excess of 500 m of any site is in excess of 500 m of any grade 2 or Grade 3 Site is in excess of 500 m of any grade 2 or Grade 3 Site is in excess of 500 m of any grade 2 or Grade 3 Site is in excess of 500 m of any grade 2 or Grade 3 Site is in excess of 500 m of any grade 2 or Grade 3 Site is in excess of 500 m of any grade 2 or Grade 3 Development use of 2 or Grade 3 Development would provide a provide 3 or Grade 3 Development would provide 4 or Grade 4 or Grade 3 Development would provide 4 or Gr	any non-designated heritage	assets			
Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Proximity to Key Services Community Facilities Comments on Suitability Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints Minerals or Waste Co Site does not lie within Park or 'Other' Green Site does not lie within Park or 'Other' Green Site does not lie within Park or 'Other' Green Site does not lie within Park or 'Other' Green Site is predominantly Grade 2 or Grade 3 Site is in excess of 100 excess of 500m of any Excess of 500m of any Excess of 500m of any Existing in excess of 500m of any Site is in excess of 500m Centre/South Woodh Control Site is in excess of 2km Centre/South Woodh Existing/proposed sch recreation facility Outside of DSB. In range of bus deemed PDL as per 17/00539/ Availability Criteria: Land Ownership Land Condition Legal Constraints Site may possibly face 17/00539/CLEUD & 22/017 Allocation Existing covenant on landPart of with previous owners re reside Achievability Criteria:	contain any assets of archaeo	logical intere	est		
Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints Park or 'Other' Green Site does not lie within within Flood Risk does not lie within Flood Risk in excess of 100 excess of 500m of any excess of 500m of	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints O Site is predominantly Grade 2 or Grade 3 Site is in excess of 100 excess of 500 or any Site is in excess of 500 or Site is in excess of 500 or Site has neighbouring or Site is in excess of 2km Centre/South Woodhard existing/proposed schemed Pole of DSB. In range of bus deemed PDL as per 17/00539/ Availability Criteria: Land Ownership Land Condition Legal Constraints Site may possibly face Planning Permission or Allocation Comments on Availability Existing covenant on landPart of with previous owners re reside Achievability Criteria:	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Protected Natural Features Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints Grade 2 or Grade 3 Site is in excess of 100 excess of 500m of any Site is in excess of 500 Site has neighbouring O Site has neighbouring O Site is in excess of 2km Centre/South Woodh Community Facilities 3 Development would be existing/proposed sch recreation facility Outside of DSB. In range of bus deemed PDL as per 17/00539/ Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Existing covenant on landPart of with previous owners re reside Achievability Criteria:	n the Metropolitan Green Bel	t or Green W	Vedge		
excess of 500m of any Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Community Facilities Outside of DSB. In range of bus deemed PDL as per 17/00539/ Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Existing covenant on landPart of with previous owners re reside Achievability Criteria:	Greenfield and primarily with				
Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Criteria: Existing covenant on landPart of with previous owners re reside Achievability Criteria:	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				
Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Community Facilities Outside of DSB. In range of bus deemed PDL as per 17/00539/ Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Existing covenant on landPart of with previous owners re reside Achievability Criteria:	Site is wholly within Flood Zone 1				
Neighbouring Constraints Proximity to Key Services O Site is in excess of 2km Centre/South Woodh: Community Facilities 3 Development would prexisting/proposed scharecreation facility Comments on Suitability Outside of DSB. In range of bus deemed PDL as per 17/00539/ Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Existing covenant on landPart of with previous owners re residents.	Site is in excess of 500m from a designated AQMA				
Proximity to Key Services O Site is in excess of 2km Centre/South Woodh. Community Facilities 3 Development would pexisting/proposed scherecreation facility Comments on Suitability Outside of DSB. In range of bus deemed PDL as per 17/00539/ Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Existing covenant on landPart of with previous owners re resides Achievability Criteria:	not expected to be required				
Centre/South Woodha Community Facilities 3 Development would pexisting/proposed scharecreation facility Comments on Suitability Outside of DSB. In range of bus deemed PDL as per 17/00539/ Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Existing covenant on landPart of with previous owners re resident	Site has neighbouring constraints with no potential for mitigation				
existing/proposed sch recreation facility Comments on Suitability Outside of DSB. In range of bus deemed PDL as per 17/00539/ Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Existing covenant on landPart of with previous owners re resides Achievability Criteria:	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre				
Availability Criteria: Land Ownership 5 Held by developer/will Land Condition 3 Low intensity land use Legal Constraints 3 Site may possibly face Planning Permission or Allocation 17/00539/CLEUD & 22/017 Allocation Existing covenant on landPart of with previous owners re reside Achievability Criteria:	out additional strain on but no lool/healthcare facility/place	of worship/s	sports, leisure, or		
Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Held by developer/wii Stemay possibly face 17/00539/CLEUD & 22/017 Existing covenant on landPart of with previous owners re resident Achievability Criteria:					
Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Legal Constraints 3	Availability R	ating:	Yellow		
Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: 3 Site may possibly face 17/00539/CLEUD & 22/017 Existing covenant on landPart with previous owners re reside	lling owner/public sector				
Planning Permission or Allocation Comments on Availability Achievability Criteria: 17/00539/CLEUD & 22/017 Existing covenant on landPart with previous owners re reside					
Allocation Comments on Availability Existing covenant on landPart with previous owners re reside Achievability Criteria:	legal issues				
Comments on Availability Existing covenant on landPart with previous owners re reside Achievability Criteria:	35/CLEUD				
with previous owners re reside Achievability Criteria:					
•	•		ooses. Agreed coventant		
•	Achievability	Rating:	Green		
,	•	0.			
Timescale for Deliverability 5 Up to 5 years					
Comments on Achievability					

Suitability Criteria: Suitability Criteria: Suitability Rating: Amber	SHELAA Reference:	CFS28		RAG Rating:	Amb	nber 30 May 2023		
Developable Site Area (hs): Developable Site Area (hs): Proposed Use: Residential Comments on the size of site: Suitability Criteria: Proximity to Employment Areas S Site is outside of any existing/proposed employment allocation Impact on Retail Areas S Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace S Site is within 400m walking distance of an employment allocation Public Transport S Site is within 400m walking distance of an employment allocation Public Transport S Site is within 400m walking distance of an employment allocation Public Transport S Site is within 400m walking distance of an employment allocation Public Transport S Site is within 400m walking distance of one or more services Yehicle Access N/A Designated Heritage Assets N/A Designated Heritage Assets S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets S Site is adjacent to one or more non-designated heritage assets Non-Designated Heritage Assets S Site is not within to contain any assets of archaeological interest Minerals & Waste Constraints S Less than Sha of a lice is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space Green Belt & Green Wedge S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space Green Belt & Green Wedge S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space Green Belt & Green Wedge S Site is in excess of 100m of any locally designated protected natural features and in excess of 100m of any locally designated protected natural features and in excess of 100m of any locally desig	Site Address:	Land C	Opposite	e The Old Rectory, Ma	shbury	Road, Chignal St J	ames, Cheli	msford, Essex
(ha): Potential Yield: 5 Potential yield: 5 Potential yield: 5 Typology: 18 Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within A00m walking distance of an employment allocation Public Transport 5 Site is within A00m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m 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 10, NA Designated Heritage Assets 5 Site is does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site is adjacent to one or more non-designated heritage assets Non-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Minerals or Waste Consultation Area 5 Defined Open Space 5 Site is one thought to contain any assets of archaeological interest Minerals or Waste Consultation Area 5 Defined Open Space 5 Site is one to thought to contain any assets of archaeological interest Minerals or Waste Consultation Area 5 Site is not 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 a markin and area defined as Open Space, an existing/proposed Country Park or Other Green Space Green Belt & Green Wedge 2 Site is one of the within the Metropolitan Green Belt or Green Wedge 2 Land Classification 5 Site is in excess of 100m of any locally designated protected natural features and in excess of 500m from a	Parish:	Chigna	al		Total	Score:	113	
Protential Yield: Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas S Site is outside of any existing/proposed employment allocation Impact on Retail Areas S Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace S Site is within 28m walking distance of an employment allocation Public Transport S Site is within 400m walking distance of an employment allocation Public Transport S Site is within 100m walking distance of one or more services PROW and Cycling Connectivity S Site is within 100m walking distance of one or more services PROW and Cycling Connectivity S Site is within 100m walking distance to either a PROW or cycle network Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site is not thought to contain any assets of archaeological interest Minerals and Waste Consultation S Site is not thought to contain any assets of archaeological interest Minerals and Access Minerals of Waste Consultation Area Defined Open Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space S Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification S Site is in excess of 100m of any locally designated protected natural features S Site is in excess of 500m of any	Developable Site Area	0.17			Reaso	n for		
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Amber	(ha):				discou	ınted areas:		
Suitability Criteria: Suitability Criteria: Suitability Rating: Amber	Potential Yield:	5			Typol	ogy:	18	
Proximity to Employment Areas Society Street	Proposed Use:	Reside	ential					
Impact on Retail Areas S	Suitability Criteria:				•	Suitability Ra	iting:	Amber
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace Proximity to the Workplace Site is within 2km walking distance of an employment allocation Public Transport Site is within 400m walking distance to either a PROW or cycle network Vehicle Access Site is within 400m walking distance to either a PROW or cycle network Vehicle Access Site is within 100m walking distance to either a PROW or cycle network Vehicle Access Site is within 100m walking distance to either a PROW or cycle network Vehicle Access Site is within 400m walking distance to either a PROW or cycle network Vehicle Access Site is within 400m walking distance to either a PROW or cycle network Vehicle Access Site is within 400m walking distance to either a PROW or cycle network Vehicle Access Site is within 400m walking distance to either a PROW or cycle network Vehicle Access Site is within 400m walking distance to either a PROW or cycle network Vehicle Access Site is within 400m walking distance to either a PROW or cycle network Vehicle Access Site does not contain any designated heritage assets Non-Designated Heritage Assets Site is adjacent to one or more non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is set of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification Site is precomminantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Frotected Natural Features Site is precomminantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Frotected Natural Features Site is p	Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation	
Public Transport PROW and Cycling Connectivity Site is within 100m walking distance of one or more services PROW and Cycling Connectivity Site is within 100m walking distance 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 Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 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 Held by developer/willing owner/public sector Land Ownership 5 Held by developer/willing owner/public sector Land Constraints 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability Achievability Criteria: Less Constraints Achievability Criteria: Achievability Criteria: Development is likely viable Constraints 5 Development is likely viable	Impact on Retail Areas			Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated
PROW and Cycling Connectivity 5 Site is within 100m walking distance 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 of Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m form and designated AQMA Ground Condition Constraints 5 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 Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Availability Criteria: Availability Criteria: Achievability Criteria: Vacant land & buildings Site does not face any known legal issues Planning Permission or Achievability Criteria: Vability Criteria: Vability Criteria: Validity C	Proximity to the Workplace	<u> </u>						n
Vehicle Access 5 A route exists enabling vehicle access into/adjacent 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 does not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 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 sense not lie within flow dropolitan Green Belt or Green Wedge Land Classification 5 Site is not call in within the Metropolitan Green Belt or Green Wedge 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 sense to sexes of 500m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national natural features of 500m of any international/national natural fe	Public Transport		5					
Designated Heritage Assets 5 Site does not contain any designated heritage assets 5 Site does not contain any designated heritage assets 7 Site is adjacent to one or more non-designated heritage assets 7 Site is not thought to contain any assets of archaeological interest 7 Site is not thought to contain any assets of archaeological interest 7 Site is not thought to contain any assets of archaeological interest 7 Site is not thought to contain any assets of archaeological interest 7 Site is not suit in a Minerals Safeguarding Area. Site is not within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 7 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 7 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 7 Site does not lie within the Metropolitan Green Belt or Green Wedge 7 Site does not lie within the Metropolitan Green Belt or Green Wedge 1 Site does not lie within the Metropolitan Green Belt or Green Wedge 1 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 1 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 of 10 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 of 10 Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 2km walking distance of one or more services and the City Centre/Sout	PROW and Cycling Connect	ivity	5					network
Designated Heritage Assets 5	Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
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 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 with soll within Flood Zone 1 Air Quality Management Areas 5 Site 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 Site has no neighbouring constraints 7 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 Coulside of DSB. In range of bus stops. Site has road frontage & 2 entrances via 5 bar gates. Adjacent to buildings of local value. Availability Criteria: Availability Rating: Green Land Condition 5 Vacant land & buildings Flood Richard Strain on Availability 5 Development is likely viable Timescale for Deliverability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Strategic Road Access		N/A					
Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is shan 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	Designated Heritage Assets		5	Site does not contain a	any desig	nated heritage asse	ts	
Minerals & Waste Constraints Defined Open Space 5 Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 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 Site is in excess of 500m from a designated AQMA Ground Condition 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 Cutside of DSB. In range of bus stops. Site has road frontage & 2 entrances via 5 bar gates. Adjacent to buildings of local value. Availability Criteria: Availability Rating: Green Land Ownership Land Ownership Land Ownership Land Ownership Comments on Availability 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Development is likely viable	Non-Designated Heritage Assets		3	Site is adjacent to one	or more	non-designated her	itage assets	
Defined Open Space 5 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 Solom of any international/national designated protected natural features Solom of any international/national designated protected natural features Solom of any international/national designated AQMA Ground Condition Constraints 5 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 valking 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. Availability Criteria: Availability Rating: Green Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Development is likely viable	Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaed	logical inter	est
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 5 Site 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 Criteria: Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Minerals & Waste Constraints		5	Minerals or Waste Consultation Area				
Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 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 Site is wholly within Flood Zone 1 Air Quality Management Areas Ground Condition Constraints Ground treatment is not expected to be required Neighbouring Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has no neighbouring constraints Proximity to Key Services O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 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. Availability Criteria: Availability Rating: Green Indication N/A Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Jevelopment is likely viable Timescale for Deliverability Jup to 5 years	Defined Open Space 5		5			defined as Open Sp	ace, an exist	ing/proposed Country
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 of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m	Green Belt & Green Wedge		5	Site does not lie within	n the Me	tropolitan Green Be	lt or Green V	Vedge
excess of 500m of any international/national designated protected natural features Flood Risk Constraints 5	Land Classification	nd Classification 0		•	Greenfie	d and primarily with	in the land o	classification/s: Grade 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 0 Outside of DSB. In range of bus stops. Site has road frontage & 2 entrances via 5 bar gates. Adjacent to buildings of local value. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Protected Natural Features 5		5	excess of 500m of any international/national designated protected natural features				
Ground Condition Constraints 5 Ground treatment is not expected to be required	Flood Risk Constraints		5					
Neighbouring Constraints 5 Site has no neighbouring constraints	Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Proximity to Key Services O 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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Ground Condition Constrain	nts	5	Ground treatment is n	ot exped	ted to be required		
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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Jene Ownership In Achievability Rating: Achievability Criteria: Jene Ownership In Achievability Rating: Achievability Criteria: Jene Ownership In Achievability Rating: Jene Ownership In Achievability Rating: Achievability Criteria: Jene Ownership In Achievability Rating: Jene Ownership In Achie	Neighbouring Constraints		5	Site has no neighbour	ing const	raints		
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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Achievability Rating: In Permission or Achievability Achievability Rating: Achievability Rating: Green	Proximity to Key Services		0		_		more service	s and the City
Adjacent to buildings of local value. Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability S Development is likely viable Timescale for Deliverability Availability Rating: Availability Rating: Sreen Availability Rating: Achievability Rating: Availability Rating: Sreen Achievability Rating: Sreen	Community Facilities		5	existing/proposed sch		•		
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Suitability					ite has road frontage	e & 2 entrand	ces via 5 bar gates.
Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:					Availability R	ating:	Green
Legal Constraints Planning Permission or N/A Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Site does not face any known legal issues Achievabilissues Achievability Rating: Green Up to 5 years	Land Ownership		5	Held by developer/wil	ling own	er/public sector		
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Condition		5	Vacant land & building	gs			
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Legal Constraints		5	Site does not face any	known l	egal issues		
Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or Allocation		N/A					
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years								
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years						Achievability	Rating:	Green
Timescale for Deliverability 5 Up to 5 years	•		5	Development is likely	viable			
	Comments on Achievability		-	1				

SHELAA Reference:	CFS29		RAG Rating:	Gree	en	30 May 2023		
Site Address:	43 Dor	set Ave	nue, Great Baddow, (Chelmst	ford, Essex, CM2 9	UA		
Parish:	Great F	Baddow	<i>'</i>	Total	Score:	118		
Developable Site Area	0.07			Reaso	on for			
(ha):				disco	unted areas:			
Potential Yield:	2			Typol	ogy:	19		
Proposed Use:	Reside	ntial		Comr	nents on the size			
				of site	e:			
Suitability Criteria:					Suitability Ra	ting:	Green	
•		5	Site is outside of any e	xisting/	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centre Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	<u>۽</u>	5	Site is within 2km wall	king dist	ance of an employm	ent allocatior	n	
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	ivity	5	Site is within 100m wa	ılking dis	stance to either a PR	OW or cycle i	network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets		5	Site does not contain a	any desi	gnated heritage asse	ts		
Non-Designated Heritage Assets		5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets		5	Site is not thought to o	contain a	any assets of archaed	ological intere	est	
Minerals & Waste Constraints		5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
' '		5	Site does not lie within Park or 'Other' Green	Space				
ĕ		5	Site does not lie withir					
Land Classification			Site is predominantly of classification/s: Grade	4, Grad	e 5, non-agricultural	use, or urbar	n 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 A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is n	ot expe	cted to be required			
Neighbouring Constraints		5	Site has no neighbouri	ng cons	traints			
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	vn Centr	·e			
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 sto	os. Domestic residen	tial dropped	kerb provides access.	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil	ling owr	•			
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 cu	rrently in use for other p	urposes	i.			
Achievability Criteria:					Achievability	Rating	Green	
•		5	Development is likely	viahle	Acinevability	Maning.	Jacon	
Viability Timescale for Deliverability	,	5	Up to 5 years	vianic				
Timescale for Deliverability)	op to 3 years					
Comments on Achievability								

SHELAA Reference:	CFS31	RAG Rating:	Red	3	0 May 2023		
Site Address:	Land West	of Hands Farm, Radley	Green Road, Highwood, In	gatestone,	Essex		
Parish:	Highwood		Total Score:	97			
Developable Site Area	0.52		Reason for				
(ha):			discounted areas:				
Potential Yield:	10		Typology:	5			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within		
		Chelmsford City Cent Neighbourhood Cent	re, South Woodham Ferrers 1 res	own Centre	or any designated		
Proximity to the Workplace	e 0	Site is in excess of 2kr	m walking distance of an emp	loyment allo	cation		
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connect			to either an existing PROW o		ork		
Vehicle Access	5	A route exists enablin	ng vehicle access into/adjacer	t to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5		any designated heritage asse				
Non-Designated Heritage A	ssets 5		any non-designated heritage				
Archaeological Assets		Site is not thought to	contain any assets of archaed	ological intere	est		
Minerals & Waste Constrain	nts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	in an area defined as Open Sp 1 Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge 0		The majority of the si Wedge	te (90% or more) lies within t	he Metropoli	itan Green Belt or Green		
Land Classification 0		Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	5		Om of any locally designated y international/national desig				
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	5	Site has no neighbour	ring constraints				
Proximity to Key Services	0		m walking distance of one or aam Ferrers Town Centre	more service	s and the City		
Community Facilities	5	•	not result in the loss of nor pu	ut additional :	strain on an		
, , , , , , , , , , , , , , , , , , , ,		'	nool/healthcare facility/place				
Comments on Suitability		•	s stops. Barn conservation or	adjacent site	e showed PAH and TPH		
Availability Critaria	pres	sent.	Availability	Ontina:	Groon		
Availability Criteria:		Hold by developed 1	Availability F	raung:	Green		
Land Ownership	5		illing owner/public sector				
Land Condition	4	Established single use					
Legal Constraints	5	Site does not face any	y known iegai issues				
Planning Permission or Allocation	N/A						
Comments on Availability	Righ	t of way over the land. Sit	e currently in use for other p	urposes.			
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability		Up to 5 years					
Comments on Achievability		1 * *					

SHELAA Reference:	CFS32		RAG Rating:	Amber	3	0 May 2023	
Site Address:	Allotm	ent Gar	dens, Seymour Stree	t, Chelmsford, Essex			
Parish:	Chelms	sford		Total Score:	97		
Developable Site Area	0.2			Reason for			
(ha):				discounted areas:			
Potential Yield:	6			Typology:	18		
Proposed Use:	Reside	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	nd services within	
			Chelmsford City Centr Neighbourhood Centre	e, South Woodham Ferrers T es	own Centre	or any designated	
Proximity to the Workplace	j	5	Site is within 2km wall	king distance of an employm	ent allocatio	n	
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity	0	Site is not connected t	o either an existing PROW o	r cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets	;	5	Site does not contain a	any designated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constraints 5		5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
- 6: 10			Minerals or Waste Co				
Defined Open Space		0		e (90% or more) lies within a ıntry Park or 'Other' Green S		ed as Open Space, an	
Green Belt & Green Wedge 5		5		n the Metropolitan Green Be	•	Vedge	
· ·		3		Greenfield and primarily with		=	
Laria Classification		3		4, Grade 5, non-agricultural	-		
Protected Natural Features		3	Site does not comprise	e of any protected natural fe	atures but is	within 100m of a locally	
				natural feature or within 500	m of an inte	rnational/national	
Flood Diels Constraints		2	designated protected				
Flood Risk Constraints Air Quality Management Ar	.036	5	Up to 25% of the site area is within Flood Zone 3 Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		0					
Neighbouring Constraints	1115	5	Ground treatment is expected to be required on the majority (90% or more) of the site				
Proximity to Key Services		5	Site has no neighbouring constraints Site is within 800m walking distance of all services and/or the City Centre/South				
Proximity to key services		5	Woodham Ferrers Tov		ana, or the c	city centre/ south	
Community Facilities		5	Development would n	ot result in the loss of nor pu	ıt additional	strain on an	
				ool/healthcare facility/place	of worship/s	sports, leisure, or	
		AACH-1-	recreation facility	harana e taba ana ara		L	
Comments on Suitability			_	bus stops. Existing site access of Marconi Ponds Local Nat		-	
			ninated land ECC CHL191		ure neserve.	Tredominantly priority 1	
Availability Criteria:				Availability F	Rating:	Yellow	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		4	Established single use	<u>- · · · · · · · · · · · · · · · · · · ·</u>			
Legal Constraints		0	Site faces known legal	issues			
Planning Permission or		N/A	1				
Allocation		,					
Comments on Availability		Statuto	ory allotment site. Site co	urrently in use for other purp	oses.		
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely				
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			-1-1-1-1-1-1				
Comments on Achievability							

SHELAA Reference:	CFS33		RAG Rating:	Red	30 May 2023		
Site Address:	Land N	lorth W	est of 71 School Road	l, Downham, Billericay, Es	sex		
Parish:	South	Hannin	gfield	Total Score:	102		
Developable Site Area	0.85			Reason for			
(ha):				discounted areas:			
Potential Yield:	19			Typology:	4		
Proposed Use:	Reside	ntial		Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/proposed employme	nt allocation		
Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centre		Town Centre	or any designated	
Proximity to the Workplace	9	5	Site is within 2km wall	king distance of an employm	ent allocatio	n	
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets	5	5	Site does not contain a	any designated heritage asse	ets		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constraints		5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country				
Defined Open Space 5		5	Site does not lie within Park or 'Other' Green		oace, an exist	ing/proposed Country	
Green Belt & Green Wedge 0		0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification 0		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
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 A	reas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrai	nts	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		n walking distance of one or am Ferrers Town Centre	more service	es and the City	
Community Facilities		5	existing/proposed sch recreation facility	ot result in the loss of nor pu ool/healthcare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability		Outsid	e of DSB. In range of bus	stops. TPO/2005/030 on no	rthern bound	dary.	
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling 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 cu	rrently in use for other p	ourposes.			
Achievability Criteria:				Achievability	/ Rating:	Green	
Viability		5	Development is likely	viable			
Timescale for Deliverability	,	5	Up to 5 years				
Comments on Achievability							

SHELAA Reference:	CFS34	RAG Rating:	Red	30 May 2023			
Site Address:	Land Rear	of Rettendon Lodge, Ha	yes Chase, Battlesbridge, \	Wickford, E	ssex		
Parish:	Rettendor	1	Total Score:	99			
Developable Site Area	3.91		Reason for	Electricity	y lines (0.03ha)		
(ha):			discounted areas:				
Potential Yield:	77		Typology:	3			
Proposed Use:	Residentia	al	Comments on the size				
			of site:		T		
Suitability Criteria:		T	Suitability Ra		Red		
Proximity to Employment Areas 5			existing/proposed employme				
Impact on Retail Areas	5	· ·	ot result in the loss of establis re, South Woodham Ferrers T res	•			
Proximity to the Workplace	5	Site is within 2km wa	lking distance of an employm	ent allocatio	n		
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity 0	Site is not connected	to either an existing PROW o	r cycle netwo	ork		
Vehicle Access	3		onstraints that would likely p	revent the in	nplementation of a route		
Ctratagia Dand Assass	N/		ess into/adjacent to the site				
Strategic Road Access Designated Heritage Assets	N/ 5		any designated heritage asse	itc			
•			any non-designated heritage				
Non-Designated Heritage Assets 5 Archaeological Assets 5			contain any assets of archaed		ract		
Minerals & Waste Constraints 5			e is within a Minerals Safegua				
		Minerals or Waste Co					
Defined Open Space	5	Park or 'Other' Green					
Green Belt & Green Wedge	0	The majority of the si Wedge	ite (90% or more) lies within t	he Metropol	litan Green Belt or Green		
Land Classification 0		Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
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 Ar	reas 5	Site is in excess of 50	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		Ground treatment is	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	Site has no neighbouring constraints				
Proximity to Key Services	0		m walking distance of one or lam Ferrers Town Centre	more service	es and the City		
Community Facilities	3		put additional strain on but no hool/healthcare facility/place				
Comments on Suitability	Ου	itside of DSB. In range of bu	s stops. Not clear if there exis	sts a vehicle	access point.		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	illing owner/public sector				
Land Condition	5	Vacant land & buildin	ngs				
Legal Constraints	3	Site may possibly face	e legal issues				
Planning Permission or Allocation	N/	'A					
Comments on Availability	Po	ssible ransom strip.					
Achievability Criteria:			Achievability	Rating:	Green		
		Development is likely	•				
Viability		Development is likely					
Viability Timescale for Deliverability	5	Up to 5 years	VIUDIC				

SHELAA Reference:	CFS35		RAG Rating: Red 30 May 2023					
Site Address:	Land So	outh W	est of Hillcroft Marigo	old Lane,	Stock, Ingatesto	ne, Essex		
Parish:	Stock			Total S	core:	106		
Developable Site Area	6.47			Reasor	n for			
(ha):				discou	nted areas:			
Potential Yield:	111			Typolo	gy:	2		
Proposed Use:	Reside	ntial		Comm of site:	ents on the size			
Suitability Criteria:	<u> </u>				Suitability Ra	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	existing/pi	oposed employme	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	re, South \ res	Voodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	9	5	Site is within 2km wall				n	
Public Transport		0	Site is in excess of 400					
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g vehicle a	ccess into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	;	5	Site does not contain a	any desigr	nated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-d	esignated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain ar	y assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultation	Area			
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	te (90% or	more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield	d and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any	-				
Flood Risk Constraints		5	Site is wholly within Fl	lood Zone	1	<u> </u>		
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 wall Woodham Ferrers Tov			nd/or the Cit	ty Centre/South	
Community Facilities		3	Development would p existing/proposed sch recreation facility					
Comments on Suitability		Outsid	e of DSB.					
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	lling owne	•			
Land Condition 5 Vacant land & buildings								
Legal Constraints		5		Site does not face any known legal issues				
Planning Permission or								
Allocation		/ / ٦						
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
•					-			
VIIIIUUbiv		5	Development is likely	viable				
Viability Timescale for Deliverability		5	Up to 5 years	viable				

SHELAA Reference:	CFS38		RAG Rating:	Red		3(0 May 2023		
Site Address:	Land at	Thrift	Farm, Moulsham Thr	ift, Chel	msford, Essex				
Parish:	Chelms	ford		Total	Score:	101			
Developable Site Area	30.53			Reasc	n for				
(ha):				disco	unted areas:				
Potential Yield:	374			Typol	ogy:	27			
Proposed Use:	Resider	ntial		Comn	nents on the size				
				of site	2:				
Suitability Criteria:					Suitability Ra	ting:	Red		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation			
Impact on Retail Areas		5	•	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
Proximity to the Workplace		5	Site is within 2km wal		ance of an employm	ent allocation	า		
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	tance to either a PR	OW or cycle i	network		
Vehicle Access		5	A route exists enabling						
Strategic Road Access		N/A							
Designated Heritage Assets		5	Site does not contain	any desi	gnated heritage asse	ts			
Non-Designated Heritage A	ssets	5	Site does not contain	any non-	designated heritage	assets			
Archaeological Assets		5	Site is not thought to	contain a	iny assets of archaed	ological intere	est		
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co	nsultatio	n Area				
Defined Open Space		5	Site does not lie within Park or 'Other' Green	Space					
Green Belt & Green Wedge	!	0	Wedge				tan Green Belt or Green		
Land Classification		0	Grade 2 or Grade 3				lassification/s: Grade 1,		
Protected Natural Features		3	Site does not comprise designated protected designated protected	natural f	eature or within 500		within 100m of a locally rnational/national		
Flood Risk Constraints		2	Up to 25% of the site a	area is w	ithin Flood Zone 3				
Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is n	ot expe	ted to be required				
Neighbouring Constraints		0	Site has neighbouring	constrai	nts with no potentia	l for mitigation	on		
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov	-		and/or the C	ity Centre/South		
Community Facilities		3	Development would p existing/proposed sch recreation facility						
Comments on Suitability		and fro	om Galleywood Road. Ac	ljacent a ond over	ncient woodland (M grown with trees an	oulsham Thri d separate cl	ay pit also now wooded.		
Availability Criteria:					Availability R	lating:	Green		
Land Ownership		5	Held by developer/wil	ling own			ı		
Land Condition		3	Low intensity land use						
Legal Constraints		5	Site does not face any	known l	egal issues				
Planning Permission or Allocation		N/A	· · · · · ·						
Comments on Availability		Part of	the site is currently in u	se for ot	her purposes.				
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable	, , , , , , , , , , , , , , , , , , , ,				
Timescale for Deliverability		5	Up to 5 years						
		_	1						

Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation	SHELAA Reference:	CFS39		RAG Rating:	Amber	3	0 May 2023	
Developable Site Area (ha): Proposed Use: Residential Residential	Site Address:	Land N	lorth W	est of St Cleres Hall, I	Main Road, Danbury, Ch	elmsford, Ess	sex	
Chap:	Parish:	Danbu	ıry		Total Score:	95		
Protential Yield: 153 Typology: 2 Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas 5 Impact on Retail Areas 6 Impact on Retail Areas 5 Impact on Retail Areas 5 Impact on Retail Areas 6 Impact on Retail Areas 6 Impact on Retail Areas 7 Impact on Retail Areas 8 Impact on Retail Areas 7 Impact on Retail Areas 8 Impact 8 Impact 9 Impact 9 Impact 9 Impact 9 Impact 9	Developable Site Area	8.9			Reason for			
Comments on the size of site: Suitability Rating: Amber	(ha):				discounted areas:			
Suitability Criteria: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within Zhm walking distance of an employment allocation Public Transport 5 Site is within 2Mm walking distance of an employment allocation Public Transport 5 Site is within 4Mm walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services FROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services FROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services FROW and Cycling Connectivity 6 A route exists enabling well-dice access into/adjacent to the site Frow and Call of the site of t	Potential Yield:	153			Typology:	2		
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation	Proposed Use:	Reside	ential			2		
Impact on Retail Areas S	Suitability Criteria:				Suitability	Rating:	Amber	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5	Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employr	nent allocation		
Public Transport PROW and Cycling Connectivity Site is within 100m walking distance of one or more services PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network Vehicle Access Strategic Road Access N/A Designated Heritage Assets Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Osite 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 allocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended delivery of development allocated activity would not have ceased prior to the intended delivery of development where allocated activity would not have ceased prior to the intended delivery of development where allocated activity would not have ceased prior to the intended delivery of development being a certain prior to the intended delivery of development being active and prior to the intended delivery of development being active and prior to the intended	Impact on Retail Areas		5	Chelmsford City Centr	e, South Woodham Ferrer			
PROW and Cycling Connectivity 5 Site is within 100m walking distance 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 sasets of archaeological interest Minerals & Waste Constraints 6 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 6 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 10 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is mexcess of 500m from a designated AQMA Ground Condition Constraints 10 Site is nexcess of 500m from a designated AQMA Ground Condition Constraints 10 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities 3 Ground Teatment is expected to be required on part of the site Woodham Ferrers Town Centre Comments on Suitability Cottied 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). Availability Criteria: Availability Criteria: Achievability Criteria: Achievabi	Proximity to the Workplace	<u> </u>	5	Site is within 2km wal	king distance of an employ	ment allocatio	n	
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 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 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 Ground treatment is expected to be required on part of the site Neighbouring Constraints 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 Availability Criteria: Panalogo 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). Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector La	Public Transport		5	Site is within 400m wa	lking distance of one or m	ore services		
Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets	PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking distance to either a	PROW or cycle	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 non-designated heritage assets Minerals & Waste Constraints O 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 to allocated activity would not have cassed prior to the intended delivery of development allocated activity would not have cassed prior to the intended delivery of development allocated activity would not have cassed prior to the intended delivery of development allocated activity would not have cassed prior to the intended delivery of development allocated activity would not have cassed prior to the intended delivery of development allocated activity would not have cassed prior to the intended delivery of development allocated activity would not have cassed prior to the intended delivery of development allocated activity would not have cassed prior to the intended delivery of development allocated activity would not have cassed prior to the intended delivery of development allocated activity would not have cassed prior to the intended delivery of development allocated activity would not have cassed prior to the intended delivery of development development and primarily writhin the lost of grade 2 or Grade 3 Site is predominantly Greenfield and primarily writhin the land classification/s: Grade 1, Site is wholly writhin the leave prior protected natural features Site is wholly writhin Flood Zone 1 Air Quality Management Areas Site is wholly writhin Flood Zone 1 Air Quality Management Areas Site is wholly writhin Flood Zone 1 Air Quality Management Areas Site is wholly writhin Flood Zone 1 Air Quality Management Areas Site is wholly writhin Flood Zone 1 Air Quality Management Areas Site is wholly writh	Vehicle Access		5	A route exists enabling	g vehicle access into/adjac	ent to the site		
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets	Strategic Road Access		N/A					
Archaeological Assets Site is not thought to contain any assets of archaeological interest	Designated Heritage Assets		3	Site is adjacent to one	or more designated herita	age assets		
Minerals & Waste Constraints 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 it allocated activity would not have ceased prior to the intended delivery of development of the properties of the properties of the intended delivery of development of the intended delivery of development of the intended delivery of development or or other foreen Space Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge	Non-Designated Heritage A	ssets	5	Site does not contain	any non-designated herita	ge assets		
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 park or 'Other' Green Space Green Belt & Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features O Site partially lor wholly comprises of one or more protected natural features Flood Risk Constraints S Site is wholly within Flood Zone 1 Air Quality Management Areas Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints O Site has neighbouring constraints with no potential for mitigation Proximity to Key Services Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities 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). Availability Criteria: Availability Rating: Green Vaallocation Comments on Availability Achievability Criteria: Valous believe to be eveloper/willing owner/public sector Achievability Criteria: Achievability Criteria: Achievability Criteria: Vability Development is likely viable Timescale for Deliverability Development is likely viable	Archaeological Assets		5	Site is not thought to	contain any assets of archa	eological inter	est	
Defined Open Space 3 Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 4 Site does not lie within the Metropolitan Green Belt or 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 is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 0 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site 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 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 Coutside 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 bound and part of the strength o	Minerals & Waste Constrain	nts	0	Consultation Area where safeguarded infrastructure is permanent in nature or where the				
Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features O Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints Air Quality Management Areas S Site is wholly within Flood Zone 1 Air Quality Management Areas Ground Condition Constraints O Site has neighbouring and designated AQMA Ground Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities O Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities O 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). Availability Criteria: Land Ownership Land Condition S Vacant land & buildings Legal Constraints Flanding Permission or Allocation Comments on Availability Achievability Criteria: O Achievability Criteria: Achievabilit	Defined Open Space		3	Site partially lies withi	n an area defined as Open			
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). Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability Criteria: Achievability Rating: Green Viability Criteria: Achievability Rating: Green	Green Belt & Green Wedge	Green Belt & Green Wedge 5			n the Metropolitan Green	Belt or Green V	Vedge	
Flood Risk Constraints 5 Site 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). Availability Criteria: Availability Rating: Green Availability Rating: Legal Constraints 5 Held by developer/willing owner/public sector Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Rating: Green	Land Classification		0		Greenfield and primarily w	rithin the land o	classification/s: Grade 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). Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Protected Natural Features		0	Site partially or wholly	comprises of one or more	protected nat	ural features	
Ground Condition Constraints Neighbouring Constraints O 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). Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1			
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. 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). Availability Criteria: Availability Rating: Green Availability Rating: In the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Availability Rating: Availability Rating: Freen Availability Rating: N/A Allocation Comments on Availability Achievability Rating: Achievability Rating: Green Achievability Rating: Freen Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQN	1A		
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). Availability Criteria: Availability Rating: Green Availability Rating: Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Achievability Rating: Green	Ground Condition Constrain	nts	3	Ground treatment is e	xpected to be required or	part of the site	e	
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). Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Rating: Jenen Achievability Rating: Achievability Rating: Jenen Achievability Rating: Achievability Rating: Jenen	Neighbouring Constraints		0	Site has neighbouring	constraints with no poten	tial for mitigati	on	
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility 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). Availability Criteria: Availability Rating: Green Land Ownership Legal Constraints 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Jenning Remission or Achievability Achievability Criteria: Jenning Remission or Achievability Rating: Achievability Rating: Jenning Remission or Availability Rating: Jenning Remission or Availabili	Proximity to Key Services		3	Woodham Ferrers Tov	vn Centre			
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). Availability Criteria: Land Ownership Land Condition Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability Site Development is likely viable Timescale for Deliverability 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). Availability Rating: Achievability Rating: Green Viability Signal Development is likely viable Timescale for Deliverability 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). Availability Rating: Achievability Rating: Green	Community Facilities			existing/proposed sch recreation facility	ool/healthcare facility/pla	ce of worship/s	sports, leisure, or	
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability Availability Rating: Availability Rating: Free Availability Rating: Availability Rating: Availability Rating: Availability Rating: Availability Rating: Achievability Rating: Seen Up to 5 years	Comments on Suitability		Space	(Limited Access). 1.39ha	protected under TPO/200	0/046; 1.39ha	LoWS.Part of eastern	
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Critaria		bounda	ary adjacent to Well Lan	,			
Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			-	Haldburde state 1 2		naung:	dieen	
Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	·							
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years					•			
Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				Site does not face any	known legal issues			
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	_		N/A					
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Availability							
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Achievability Criteria:				Achievabili	ty Rating:	Green	
Timescale for Deliverability 5 Up to 5 years	•		5	Development is likely				
				· ·				
COMMENS ON ACHIEVADIIIV	Comments on Achievability		_	, , , , , , , , , , , , , , , , , , , ,				

Proximity to Employment Areas O Site is wholly/partially located within an existing/proposed employment allocation impact on Retail Areas S Development does not result in the loss of established shops and services within Chemsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace S Site is within 2Mm walking distance of an employment allocation	SHELAA Reference:	CFS40		RAG Rating:	Red		3(0 May 2023		
Parish: Developable Site Area (Inc.): Developable Site Area (Inc.): Developable Site Area (Inc.): Detential Vield: Developable Site Area (Inc.): Detential Vield: Developable Site Area (Inc.): Destential Vield: Developable Site Area (Inc.): Developaments on the size of site: Suitability Criteria: Proximity to Employment Areas Defendence Site Site Site Site Site Site Site Sit	Site Address:	Street	Record	Windsor Road, Down	nham, Bill	ericay, Essex				
Achieve Comments on the size of Set Typology: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Red	Parish:	South	Hannin	gfield	Total So	core:	99			
Potential Yield: Residential Comments on the size of site: Of site	Developable Site Area	1.64			Reason	for				
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Red					discounted areas:					
Suitability Criteria: Suitability Criteria: Suitability Rating: Red Proximity to Employment Areas Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace S Site is within 2km walking distance of an employment allocation Public Transport S Site is within 2km walking distance of an employment allocation Public Transport S Site is within 100m walking distance of one or more services PROW and Cycling Connectivity S Site is within 100m walking distance of one or more services PROW and Cycling Connectivity S Site is within 100m walking distance of one or more services PROW and Cycling Connectivity S Site is within 100m walking distance of one or more services PROW and Cycling Connectivity S Site is within 100m walking distance of one or more services PROW and Cycling Connectivity S Site is within 100m walking distance of one or more services PROW and Cycling Connectivity S Site is within 100m walking distance of one or more services PROW and Cycling Connectivity S Site does not contain any designated heritage assets Archaeological Assets Non-Designated Heritage Assets S Site does not contain any designated heritage assets Archaeological Assets S Site does not contain any assets of archaeological interest Minerals or Waste Consultation Area Defined Open Space S Site is not thought to contain any assets of archaeological interest Minerals or Waste Consultation Area S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification S Site is in excess of 100m of any locally designated protected natural features and in excess of 100m of any international/national designated protected natural features Flood Risk Constraints S Site is in excess of 100m of any locally designat	Potential Yield:	68			Typolog	gy:	7			
Suitability Criteria: Suitability Rating: Red	Proposed Use:	Reside	ntial		Comme	ents on the size				
Proximity to Employment Areas O Site is wholly/partially located within an existing/proposed employment allocation impact on Retail Areas S Development does not result in the loss of established shops and services within Chemsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace S Site is within 2Mm walking distance of an employment allocation	·				of site:					
Development does not result in the loss of established shops and services within Chemisford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	Suitability Criteria:					Suitability Ra	ating:	Red		
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 400m walking distance of an employment allocation PROW and Cycling Connectivity 5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other Green Space' Green Belt & Green Wedge 1 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 300m 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 wholly within Flood Zone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 6 Site is in excess of 500m fany international/national designated protected natural features Flood Risk Constraints Neighbouring Constraints O Site has neighbouring constraints with no potential for mitigation Proximity to Key Services O Site is in excess of 500m fr	Proximity to Employment A	reas	0	Site is wholly/partially	located w	vithin an existing/p	roposed emp	oloyment allocation		
Neighbourhood Centres	Impact on Retail Areas		5		Development does not result in the loss of established shops and services within					
Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation Public Transport 5 Site is within 12km walking distance of an employment allocation PROW and Cycling Connectivity 5 Site is within 40km walking distance to of the rea PROW or 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 5 has of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 500m for 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 in excess of 500m for any locally designated protected natural features Neighbouring Constraints 0 Site is in excess of 500m for any locally designated protected natural features Neighbouring Constraints 0 Site is in excess of 500m for any locally designated protected natural features Neighbouring Constraints 0 Site is in excess of 500m for any locally designated protected natural features Neighbouring Constraints 0 Site is in excess of 500m form a designated AQMA Site is in excess of 500m form any local designated protected natural features Neighbouring Cons				· ·		Voodham Ferrers T	own Centre	or any designated		
Public Transport PROW and Cycling Connectivity Site is within 400m walking distance to either a PROW or cycle network Vehicle Access Strategic Road Access N/A Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space Green Belt & Green Wedge On The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification 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 and in excess of 500m of any international/national designated protected natural features Flood Risk Constraints Site is wholly within Flood Zone 1 Site is wesses of 500m form a designated AQMA Ground Condition Constraints Site is sexess of 500m form a designated AQMA Ground Condition Constraints Site is necess of Zhm Walking distance to effort or mitigation Proximity to Key Services Site is necess of Zhm Walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Outside Obs. In range of bus stops. Availability Criteria: Land Ownership Site does not face any known legal issues N/A Allocation Site obsenot face any known legal issues Achievability Criteria: Vability Criteria: Site Operior of the proposes.	5			_						
PROW and Cycling Connectivity 5 Site is within 100m walking distance 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 10 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 site is in excess of 500m from a designated AQMA Ground Condition Constraints 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 O 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 5 Held by developer/willing owner/public sector Land Ownership Land Ownership 5 Held by developer/willing owner/public sector Land Ownership 5 Site is currently in use for other purposes. Availability Criteria: Vability Criteria: Vability Criteria: Vabili		!						n ————————————————————————————————————		
Vehicle Access										
Designated Heritage Assets 5 5 5 5 5 5 5 5 5		ivity					-	network		
Designated Heritage Assets 5 Site does not contain any designated heritage assets			_	A route exists enabling	g venicle a	ccess into/adjacen	t to the site			
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 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 Site is wholly within Flood Zone 1 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is wholly within Flood Zone 1 Site is in excess of 250m from a designated AQMA Ground Condition 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. Availability Criteria: Availability Rating: Green Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or A/Allocation N/A Allocation 5 Development is likely viable Timescale for Deliverability 5 Development is likely viable										
Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints S Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area										
Minerals & Waste Constraints Defined Open Space 5 Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & 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 100m of any locally designated protected natural features Site is in excess of 100m of any locally designated protected natural features Flood Risk Constraints 5 Site is in excess of 100m of any locally designated protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site 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 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 Criteria: Availability Criteria: Availability Rating: Green Land Oownership Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation N/A Allocation 5 Development is likely viable Timescale for Deliverability 5 Development is likely viable		ssets								
Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge										
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 and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m form a designated protected natural features and in excess of 500m form a designated protected natural features and in excess of 500m form a designated protected natural features and in excess of	Minerals & Waste Constrain	nts	5				rding Area. S	ite is not within a		
Wedge	Defined Open Space		5			defined as Open Sp	ace, an exist	ing/proposed Country		
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 wholly within Flood Zone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is excess of 500m from a designated AQMA Ground Constraints 0 Site has neighbouring constraints with no potential for mitigation Proximity to Key Services 0 Site has neighbouring constraints with no potential for mitigation Proximity to Key Services 0 Site is 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 Criteria: Availability Rating: Green Availability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Green Belt & Green Wedge		0		te (90% or	more) lies within t	he Metropoli	itan Green Belt or Green		
excess of 500m of any international/national designated protected natural features Flood Risk Constraints 5	Land Classification		5	•	Previously	Developed Land				
Flood Risk Constraints Site is wholly within Flood Zone 1 Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Ois lite has neighbouring constraints with no potential for mitigation Proximity to Key Services Ois lite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 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. Availability Criteria: Availability Rating: Green Land Ownership Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site is currently in use for other purposes. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability Site overently in use for other purposes. Achievability Rating: Green Viability Site overently in use for other purposes.	Protected Natural Features		5							
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. Availability Criteria: Availability Rating: Green 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 currently in use for other purposes. Achievability Criteria: Achievability Rating: Green Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Flood Risk Constraints		5				natea protec	acca natarar reatares		
Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site		eas								
Neighbouring Constraints O Site has neighbouring constraints with no potential for mitigation Proximity to Key Services O 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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site is currently in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	· · · · · · · · · · · · · · · · · · ·									
Proximity to Key Services O 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. Availability Criteria: Availability Rating: Green 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 N/A Allocation Comments on Availability Site is currently in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years		1105								
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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site is currently in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				Site is in excess of 2kn	n walking o	distance of one or i				
Comments on Suitability Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Site is currently in use for other purposes. Achievability Criteria: Viability Sutside of DSB. In range of bus stops. Availability Rating: Green Site does not face any known legal issues N/A Achievability Rating: Achievability Rating: Green Site is currently in use for other purposes. Achievability Criteria: Viability Supressible Up to 5 years	Community Facilities		3	Development would p existing/proposed sch	out additio	nal strain on but no				
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site is currently in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Suitability		Outside		s stops.					
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site is currently in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:					Availability R	Rating:	Green		
Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site is currently in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	•		5	Held by developer/wil				1		
Legal Constraints Planning Permission or N/A Allocation Comments on Availability Site is currently in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	·									
Planning Permission or Allocation Comments on Availability Site is currently in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years						gal issues				
Allocation Comments on Availability Site is currently in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				I.						
Comments on Availability Site is currently in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	_		,							
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			Site is o	currently in use for othe	r purposes	5.				
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Achievability Criteria:					Achievability	Rating:	Green		
Timescale for Deliverability 5 Up to 5 years	Viability		5	Development is likely	viable	•		•		
				Up to 5 years						
	Comments on Achievability			· · ·						

Site Address: Land North of Chickdene Farm, Windsor Road, Downham, Billericay, Essex	SHELAA Reference:	CFS41		RAG Rating:	Red 30 May 2023				
Developable Site Area (ha):	Site Address:	Land N	North of	Chickdene Farm, Wir	ndsor Road, Downham, Bi	illericay, Ess	Sex		
Potential Yield: 26	Parish:	South	Hannin	gfield	Total Score:	101			
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Rating: Red	Developable Site Area	1.15			Reason for				
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Rating: Red	(ha):				discounted areas:				
Suitability Criteria: Suitability Criteria: Suitability Rating: Red	Potential Yield:	26			Typology:	4			
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Comments on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Site is within 2Rv malking distance of an employment allocation	Proposed Use:	Reside	ential						
Impact on Retail Areas	Suitability Criteria:				Suitability Ra	ating:	Red		
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5	Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	ent allocation			
Public Transport PROW and Cycling Connectivity OSite is not connected to either an existing PROW or cycle network Vehicle Access SA route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets SSite does not contain any designated heritage assets Archaeological Assets SSite does not contain any non-designated heritage assets Archaeological Assets SSite is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site does not lie within an Alinerals Safeguarding Area. Site is not within a Minerals & Waste Constraints Defined Open Space SSite does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge United Strain Stra	Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centre	e, South Woodham Ferrers T es	Town Centre	or any designated		
PROW and Cycling Connectivity Vehicle Access 5	Proximity to the Workplace	<u> </u>	5	Site is within 2km wall	king distance of an employm	ent allocatio	n		
Vehicle Access 5. A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5. Site does not contain any designated heritage assets Non-Designated Heritage Assets 5. Site does not contain any non-designated heritage assets Archaeological Assets 5. Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5. Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5. 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 2 or Grade 3 Protected Natural Features 3. Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural features	Public Transport		5						
Strategic Road Access	PROW and Cycling Connect	ivity	0				ork		
Designated Heritage Assets S Site does not contain any designated heritage assets	Vehicle Access		_	A route exists enabling	g vehicle access into/adjacer	nt to the site			
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	Strategic Road Access		N/A						
Archaeological Assets Minerals & Waste Constraints Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space Site does not lie within an Area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national 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 S Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site has no neighbouring constraints Proximity to Key Services O 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. Availability Criteria: Availability Criteria: Availability Criteria: Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable	Designated Heritage Assets	;	5	Site does not contain a	any designated heritage asse	ets			
Minerals & Waste Constraints Defined Open Space 5 Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Comments on Suitability Achievability Criteria: Defined Open Space Land Classification Dosite is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an internat	Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets			
Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge O	Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inter	est		
Green Belt & Green Wedge O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features 3 Site does not comparise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national 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 Site has no neighbouring constraints Proximity to Key Services O 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. Availability Criteria: Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria:	Minerals & Waste Constrain	nts	5	Minerals or Waste Cor	nsultation Area	_			
Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features S Site does not comprise of any protected natural features but is within 100m of a local 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 wholly within Flood Zone 1 Air Quality Management Areas 5 Site 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. Availability Criteria: Availability Rating: Green Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Rating: Green	Defined Open Space		5			oace, an exist	ing/proposed Country		
Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a local 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 Froximity 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. Availability Criteria: Land Ownership Land Condition 5 Held by developer/willing owner/public sector Land Condition 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable	Green Belt & Green Wedge	!	0		e (90% or more) lies within t	he Metropol	itan Green Belt or Green		
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 7 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. Availability Criteria: Availability Rating: Green Land Ownership Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable	Land Classification		0		Greenfield and primarily witl	hin the land o	classification/s: Grade 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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing 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 Allocation Availability Criteria: Achievability Rating: Green Viability 5 Development is likely viable	Protected Natural Features		3	designated protected	natural feature or within 500				
Ground Condition Constraints Neighbouring Constraints Proximity to Key Services O 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. Availability Criteria: Land Ownership Land Condition S Vacant land & buildings Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Rating: Green	Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Neighbouring Constraints Proximity to Key Services O 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. Availability Criteria: Land Ownership Land Condition 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints Flanning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Achievability Rating: Green	Air Quality Management Ar	reas	5	Site is in excess of 500	m from a designated AQMA				
Proximity to Key Services O 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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable	Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable	Neighbouring Constraints		5		=				
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Comments on Suitability Adjacent to DSB. In range of bus stops. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Development is likely viable	Proximity to Key Services		0			more service	s and the City		
Availability Criteria: Land Ownership Land Condition S Vacant land & buildings Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability Achievability Availability Rating: Freen Availability Rating: Availability Rating: Availability Rating: Achievability Rating: Green	·			existing/proposed sch recreation facility	ool/healthcare facility/place				
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable	Comments on Suitability		Adjace	nt to DSB. In range of bu	is stops.				
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable	Availability Criteria:				Availability F	Rating:	Green		
Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable	•		5	Held by developer/wil	•				
Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability Site does not face any known legal issues N/A Achievability Criteria: Achievability Rating: Green Development is likely viable	•		5	Vacant land & building	gs				
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable			5	Site does not face any	known legal issues				
Comments on Availability Achievability Criteria: Viability Development is likely viable Achievability Rating: Green	Planning Permission or								
Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable									
Viability 5 Development is likely viable					Achievability	/ Rating:	Green		
			5	Development is likely					
The state of the s									
Comments on Achievability			_	, , , , , , , , , , , , , , , , , , , ,					

SHELAA Reference:	CFS42		RAG Rating:	Red		3	0 May 2023	
Site Address:	New Ba	rnes F	arm, Ingatestone Roa	d, High	wood, Chelmsford	, Essex, CM	1 3RB	
Parish:	Highwo	od		Total	Score:	90		
Developable Site Area	0.32			Reasc	on for			
(ha):				disco	unted areas:			
Potential Yield:	14			Typol	ogy:	20		
Proposed Use:	Resider	ntial		Comn	nents on the size			
	of site:							
Suitability Criteria:					Suitability Ra	ting:	Red	
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/	oroposed employme	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centre Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	و	0	Site is in excess of 2km	n walkin	g distance of an emp	loyment allo	cation	
Public Transport		0	Site is in excess of 400	m walki	ng distance from all s	ervices		
PROW and Cycling Connect	ivity	0	Site is not connected t	o either	an existing PROW or	cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	5	5	Site does not contain a	any desi	gnated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets		5	Site is not thought to o	contain a	any assets of archaec	logical inter	est	
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Cor		•	rding Area. S	iite is not within a	
Defined Open Space		5	Site does not lie within Park or 'Other' Green	Space				
Green Belt & Green Wedge	2	0	Wedge			ne Metropoli	itan Green Belt or Greei	
Land Classification		5	Site is predominantly I		•			
Protected Natural Features	5	3	Site does not comprise designated protected designated protected	natural f	eature or within 500		within 100m of a locally rnational/national	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai		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 Centre/South Woodha	n walking	g distance of one or r			
Community Facilities		5	Development would n existing/proposed sch- recreation facility		·			
Comments on Suitability		Outside	e of DSB.					
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil	ling own		-		
Land Condition		2	Established multiple u					
Legal Constraints		5	Site does not face any	known l	egal issues			
Planning Permission or Allocation		N/A	•					
Comments on Availability		Site oc	cupied by other uses.					
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable			3.00	
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability		<u> </u>	Op to 5 years					
Comments on Acmevability								

SHELAA Reference:	CFS43		RAG Rating:	Amber		30 May 2023		
Site Address:	Land S	outh of	38 Chalklands, Sando	n, Chelmsford, Esse	ex			
Parish:	Sando	n		Total Score:	100			
Developable Site Area	0.63		Reason for					
(ha):				discounted areas:				
Potential Yield:	12		Typology: 5					
Proposed Use:	Reside	ntial		Comments on the	size			
				of site:				
Suitability Criteria:				Suitabili	ty Rating:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed emp	oloyment allocation	on		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South Woodham Fe es	errers Town Centi	e or any designated		
Proximity to the Workplace	<u> </u>	0	Site is in excess of 2kn	n walking distance of a	in employment a	location		
Public Transport		5	Site is within 400m wa	lking distance of one	or more services			
PROW and Cycling Connect	ivity	0	Site is not connected t		•			
Vehicle Access		5	A route exists enabling	g vehicle access into/a	djacent to the sit	e		
Strategic Road Access		N/A						
Designated Heritage Assets	;	5	Site does not contain					
Non-Designated Heritage A	ssets	5	Site does not contain	, ,				
Archaeological Assets		5	Site is not thought to					
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co		afeguarding Area	. Site is not within a		
Defined Open Space		5	Site does not lie within Park or 'Other' Green		pen Space, an ex	isting/proposed Country		
Green Belt & Green Wedge		5	Site does not lie within	the Metropolitan Gr	een Belt or Greer	Wedge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primar	ily within the land	d classification/s: Grade 1,		
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features					
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 Centre/South Woodha			ces and the City		
Community Facilities		5	Development would n existing/proposed sch recreation facility	ool/healthcare facility	/place of worship	sports, leisure, or		
Comments on Suitability		-	ent to DSB. In range of bu 221/126.	s stops. Protected Tre	es along the east	ern bounary reference		
Availability Criteria:			Availability Rating: Green					
Land Ownership 5 Held by developer/willing 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		Possib	le ransom strip. Right of	way over the land.				
Achievability Criteria: Achievability Ratir				bility Rating	: Green			
Viability		5	Development is likely		.,			
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			P / 2000					
SSS SALVELLE VADILLY								

SHELAA Reference:	CFS44	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land North	of Cranham Road, Little	e Waltham, Chelmsford, E	ssex	-	
Parish:	Little Waltha	am	Total Score:	77		
Developable Site Area	9.73		Reason for			
(ha):			discounted areas:			
Potential Yield:	0		Typology:	33		
Proposed Use:	Employmen	t	Comments on the size	Size of sit	e is potentially suitable	
			of site:	for all em	ployment use	
Suitability Criteria:			Suitability Ra	ating:	Amber	
Proximity to Employment A	reas N/A		•			
Impact on Retail Areas	N/A					
Proximity to the Workplace						
Public Transport	0	Site is in excess of 400	Om walking distance from all	services		
PROW and Cycling Connect			alking distance to either a PR		network	
Vehicle Access	5		ng vehicle access into/adjacer			
Strategic Road Access	0		ess to nor is adjacent to the s		network, primary road	
			ed trunk road or a B-road			
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ts		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts 0	Site is wholly or partia	ally within an identified Mine	rals Consulta	tion Area and/or Waste	
			nere safeguarded infrastructu	•		
			ald not have ceased prior to t			
Defined Open Space	5		in an area defined as Open Sp	ace, an exist	ing/proposed Country	
		Park or 'Other' Green	•	l+ C V	Mada	
Green Belt & Green Wedge			in the Metropolitan Green Be			
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily with	nin the land (classification/s: Grade 1,	
Protected Natural Features	3		se of any protected natural fe	atures but is	within 100m of a locally	
Trottetted 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			,	
Flood Risk Constraints	5	Site is wholly within F	Flood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 500	0m from a designated AQMA			
Ground Condition Constrain	nts 3	Ground treatment is	expected to be required on p	art of the site	9	
Neighbouring Constraints	N/A					
Proximity to Key Services	N/A					
Community Facilities	5		not result in the loss of nor pu nool/healthcare facility/place			
Comments on Suitability		de of DSB. Site is adjacen a pond, no receptors.	nt to Drakes Lane Industrial Pa	ark. Sand and	gravel extraction in 2000,	
Availability Criteria:	11000	а ропа, по тесертога.	Availability F	Rating:	Yellow	
Land Ownership	3	Promoter has an option	on to purchase site or collabo			
Land Condition	5	Vacant land & buildin	•		J -	
Legal Constraints	3	Site may possibly face				
Planning Permission or			granted. Awaiting start o	n site		
Allocation	1 611		brances Awarting Start O	5110		
Comments on Availability	Land	owner/s have not been in	nvolved in submission. No evi	dence of land	downer/s support with	
Comments on Availability		nission. Site not within pro			,	
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely	viable			
Timescale for Deliverability	5	Up to 5 years				
		1				

Proximity to Employment Areas Site is outside of any existing/proposed employment allocation Impact on Retail Areas	SHELAA Reference:	CFS45		RAG Rating: Red 30 May 2023					
Developable Site Area (h.): Developable Site Area (h.): Proposed Use: Residential Comments on the size of site: Suitability Criteria: Proximity to Employment Areas S Site is outside of any existing/proposed employment allocation Impact on Retail Areas S Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace O Site is within 400m walking distance of an employment allocation Public Transport S Site is within 400m walking distance of an employment allocation Proximity to the Workplace S Site is within 400m walking distance of an employment allocation Proximity to the Workplace S Site is within 400m walking distance of an employment allocation Proximity to the Workplace S Site is within 400m walking distance of an employment allocation Proximity to the Workplace S Site is within 400m walking distance of an employment allocation Workplace Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets S Site does not contain any non-designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Minerals & Waste Constraints S Loss than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space Green Belt & Green Wedge O The majority of the site (90% or more) lies within the Hand classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features S Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features S Site is meason Sylva wholly comprises of one or more protected natural features Flood Risk Constraints S Site is meason Sylva walking distance of one	Site Address:	Larma	r Engine	eering Co Ltd, Main Ro	oad, Ma	rgaretting, Ingate:	stone, Esse	x, CM4 9JD	
Comments on the size Proposed Use: Residential Residential Residential Comments on the size Suitability Criteria: Suitability Criteria: Suitability Rating: Red	Parish:	Marga	retting		Total S	Score:	91		
Protential Yield: Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Red Proximity to Employment Areas Soberelopment does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace Oostie is in excess of 2km walking distance of an employment allocation Public Transport Solite is in excess of 2km walking distance of an employment allocation Public Transport Solite is in excess of 2km walking distance of an employment allocation Public Access Sobered Access Sobere	Developable Site Area	1.19			Reaso	n for			
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Red	(ha):				discou	inted areas:			
Proximity to Employment Areas Site is outside of any existing/proposed employment allocation	Potential Yield:	27			Typolo	ogy:	4		
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation	Proposed Use:	Reside	ential						
Impact on Retail Areas S	Suitability Criteria:					Suitability Ra	ting:	Red	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace Proximity to the Workplace O Site is in excess of 2km walking distance of an employment allocation Public Transport S Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Vehicle Access S A route exists enabling distance to either a PROW or cycle network Vehicle Access N/A Designated Heritage Assets Non-Designated Heritage Assets Non-Designated Heritage Assets S Site is within 100m walking distance to either a PROW or cycle network Non-Designated Heritage Assets Non-Designated Heritage Assets S Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets S Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints S Site one not contain any assets of archaeological interest Minerals as Waste Constraints S Site one not lie within an area defined as Open Space an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints S Site is wholly within Flood Zone 1 Air Quality Management Areas S Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Ground treatment is not expected to be required Neighbouring Constraints S Ground treatment is not expected to be required Neighbouring Constraints S Ground treatment is not expected to one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Development would put additional strain on but not result in the loss of on an existing/proposed school/healthear facility/place of worship/sports, leisure, or recreation facility Centre/South Woodham Ferrer	Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation	•	
Public Transport PROW and Cycling Connectivity 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 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification 1 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is holly within Flood Zone 1 Air Quality Management Areas 5 Site is nexess of 500m from a designated AQMA Ground Condition Constraints 5 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 Center/South Woodham Ferrers Town Centre Community Facilities Availability Criteria: Availability Criteria: Availability Rating: Green Allocation Achievability Criteria: Achievability Cri			5	Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated	
PROW and Cycling Connectivity Vehicle Access Sharoute 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 sasets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space Green Belt & Green Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge 1 The majority of the site (90% or more) lies within the land classification/s: Grade 1, Grade 2 or Grade 3 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 6 Ground Condition Constraints 7 Site is in excess of 500m from a designated AQMA Selegibouring Constraints 8 Site is in excess of 52km 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 Contrel Tool Condition Constraints 5 Held by developer/willing owner/public sector Land Ownership 5 Held by developer/willing owner/public sector Land Ownership 5 Vacant land & buildings 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years		!	0	Site is in excess of 2km	n walking	distance of an emp	loyment allo	cation	
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets N/A Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Or Waste Consultation Area Defined Open Space 5 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 perdominantly 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 is in excess of 500m from a designated of mitigation Proximity to Key Services 0 Site is in excess of som from a designated of mitigation Proximity to Key Services 0 Site is in excess of som Making distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Againest 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. Availability Criteria:	·		5						
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 sha of a site is within a Minerals Safeguarding Area. Site is not within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge The site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 or Gra	PROW and Cycling Connect	ivity	5					network	
Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets	Vehicle Access			A route exists enabling	g vehicle	access into/adjacen	t to the site		
Non-Designated Heritage Assets Site does not contain any non-designated heritage assets	Strategic Road Access		N/A						
Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is shan Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	Designated Heritage Assets		3	Site is adjacent to one	or more	designated heritage	e assets		
Minerals & Waste Constraints Defined Open Space 5 Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge Land Classification 10 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 10 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 10 Site is wholly within Flood Zone 1 Air Quality Management Areas 11 Site is in excess of 500m from a designated AQMA 12 Ground Condition Constraints 13 Ground treatment is not expected to be required 14 Neighbouring Constraints 15 Site is in excess of 500m from a designated AQMA 16 Ground Condition Constraints 17 Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre 18 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 18 Comments on Suitability 19 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. 20 Availability Criteria: 20 Vacant land & buildings 21 Legal Constraints 22 Site does not face any known legal issues 23 Planning Permission or Availability 24 Achievability Criteria: 25 Development is likely viable 26 Timescale for Deliverability 27 Development is likely viable 28 Site is marea of powers within the Metropolitical proposed school deliverability 28 Development is likely viable	Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Defined Open Space 5 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. Availability Criteria: Availability Rating: Green Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaed	ological inter	est	
Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Wedge 1 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features 1 Site is wholly within Flood Zone 1 Site is wholly within Flood Zone 1 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 is in excess of 500m from a designated AQMA Ground Condition 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 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. Availability Criteria: Availability Rating: Green N/A Allocation 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Development is likely viable	Minerals & Waste Constrain	nts	5	Minerals or Waste Cor	nsultatio	n Area			
Wedge	Defined Open Space		5			defined as Open Sp	ace, an exist	ing/proposed Country	
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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Green Belt & Green Wedge		0		e (90% o	r more) lies within t	he Metropol	itan Green Belt or Green	
Flood Risk Constraints Site is wholly within Flood Zone 1 Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has neighbouring constraints with no potential for mitigation Proximity to Key Services Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 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 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. Availability Criteria: Land Ownership Land Condition Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Land Condition Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site does not face any known legal issues Achievability Criteria: Achievability Criteria: Achievability Criteria: Land Condition Site is in excess of 50m from a designated does not not expected to be required Achievability Criteria: Achievability Criteria: Achievability Rating:	Land Classification		0		Greenfie	d and primarily with	nin the land o	classification/s: Grade 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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing 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 Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Protected Natural Features		0						
Ground Condition Constraints 5 Ground treatment is not expected to be required	Flood Risk Constraints		5						
Neighbouring Constraints 0 Site has neighbouring constraints with no potential for mitigation	Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Proximity to Key Services O 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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Criteria: Achievability Rating: Green Up to 5 years	Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing 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 Achievability Criteria: Achievability Rating: Green Achievability Criteria: Achievability Rating: Green Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation					
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility 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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Proximity to Key Services		0				more service	s and the City	
conservation area. 4 trees protected under TPO/2004/044. Availability Criteria: Land Ownership S Held by developer/willing owner/public sector Land Condition S Vacant land & buildings Legal Constraints S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability S Development is likely viable Timescale for Deliverability S Availability Rating: Availability Rating: Green Vacant land & buildings Achievability Rating: S Development is likely viable Timescale for Deliverability S Up to 5 years	Community Facilities		3	existing/proposed sch					
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Suitability						listed buildin	ng. Adjacent to a	
Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:					Availability R	lating:	Green	
Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Ownership		5	Held by developer/wil	ling own	er/public sector			
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	•			Vacant land & building	gs				
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Legal Constraints			Site does not face any	known l	egal issues			
Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or								
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years									
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years						Achievability	Rating:	Green	
Timescale for Deliverability 5 Up to 5 years	•		5	Development is likely	viable				
			<u> </u>	P / 24-2					

Parish: Developable Site Area Destination Visite Defential Visid: Determination Site Site Soutside of any existing/proposed employment allocation Impact on Retail Areas Site is outside of any existing/proposed employment allocation Impact on Retail Areas Development does not result in the loss of established shops and services within Chemistroid Cyclorie, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace O Site is in excess of 2km walking distance of one or more services Proximity to the Workplace Site is in excess of 2km walking distance of one or more services Which Canada Cycling Connectivity O Site is not connected to either an existing PROW or cycle network Vehicle Access Strategic Road Access N/A Designated Heritage Assets S Site does not contain any designated heritage assets Archaeological Assets S Site is on thought to contain any any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any assets of archaeological interest Minerals & Waste Constraints S Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Mineral Safeguarding Area. Site is not within an area defined as Open Space, an existing/proposed Country Park or "Other Green Space Green Belt & Green Wedge S Site does not lew within an area defined as Open Space, an existing/proposed Country Park for "Other Green Space" Green Belt & Green Wedge S Site does not lew within an area defined and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Frought Wanagement Areas S Site is one of comprise of any protecte	SHELAA Reference:	CFS46	;	RAG Rating: Green 30 May 2023					
Developable Site Area (ha): Proposed Use: Residential Typology: 17	Site Address:	67 Pe	artree L	ane, Bicknacre, Chelm	nsford, E	ssex, CM3 4LS	-		
Chapter Comments on the size of site: Suitability Rating: Green	Parish:	Bickna	acre		Total S	Score:	104		
Proposed Use:	Developable Site Area	0.43			Reaso	n for			
Proposed Use: Residential Comments on the size of site: Suitability Rating: Green	(ha):				discou	inted areas:			
Comments on the size of site: Suitability Rating: Green	Potential Yield:	10	10			ogy:	17		
Suitability Criteria: Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation	Proposed Use:	Reside	ential			~ '			
Proximity to Employment Areas Site is outside of any existing/proposed employment allocation	·				of site	:			
Impact on Retail Areas Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	Suitability Criteria:					Suitability Ra	nting:	Green	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace O Site is in excess of 2km walking distance of an employment allocation Public Transport S Site is within 400m walking distance of one or more services PROW and Cycling Connectivity O Site is not connected to either an existing PROW or cycle network Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Non-Designated Heritage Assets S Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints S Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other Green Space Green Belt & Green Wedge S Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification S Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification S Site does not romprise 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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an in	Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation		
Public Transport Site is within 400m walking distance of one or more services	Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated	
PROW and Cycling Connectivity Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not in thought to contain any assets of archaeological interest Minerals or Waste Consultation Area S Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge S Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designa	Proximity to the Workplace	<u> </u>	0	Site is in excess of 2km	n walking	distance of an emp	loyment allo	cation	
Vehicle Access S	Public Transport								
Strategic Road Access	PROW and Cycling Connect	ivity						ork	
Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets	Vehicle Access		_	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 or within 500m of an international/national designated protected natural feature Flood Risk Constraints 5 Site is webolly within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site has no neighbouring constraints Froximity 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. Availability Criteria: Land Condition 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability 5 Development is likely viable Finescale for Deliverability 5 Development is likely viable	Strategic Road Access		N/A						
Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is shan 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	Designated Heritage Assets		5	Site does not contain a	any desig	nated heritage asse	ts		
Minerals & Waste Constraints Less than 5 ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5	Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Defined Open Space 5 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 O 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 or within 500m of an international/national 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 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. Availability Criteria: Availability Rating: Green Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Vability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaed	ological intere	est	
Green Belt & Green Wedge	Minerals & Waste Constrain	nts	5	Minerals or Waste Co	nsultatio	n Area			
Ari Quality Management Areas Flood Risk Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities Adjacent to DSB. In range of bus stops. Private 7m wide driveway from adopted road. Availability Criteria: Land Ownership Land Condition 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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated AQMA Site is wholly within Flood Zone 1 Air Quality Management Areas Site is wholly within Flood Zone 1 Air Quality Management Areas Site is wholly within Flood Zone 1 Air Quality Management Areas Site is wholly within Flood Zone 1 Air Quality Management Areas Site is wholly within Flood Zone 1 Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Adjacent to DSB. In range of bus stops. Private 7m wide driveway from adopted road. Availability Criteria: Availability Rating: Green Land Ownership Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Defined Open Space		5	Park or 'Other' Green	Space				
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 or within 500m of an international/national 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 Site has no neighbouring constraints Proximity to Key Services 5 Site has no neighbouring constraints Frowimity 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. Availability Criteria: Availability Rating: Green Land Ownership Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Vachievability Criteria: Vachievability Criteria: Vachievability Criteria: Vachievability Criteria: Vachievability Rating: Green	Green Belt & Green Wedge	!	5						
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. Availability Criteria: Land Ownership Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Classification		0		Greenfiel	d and primarily with	nin the land c	lassification/s: Grade 1,	
Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has no neighbouring constraints Proximity to Key Services Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities 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. Availability Criteria: Land Ownership Site Held by developer/willing owner/public sector Land Condition Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Achievability Rating: Green Achievability Rating: Green Jegel Constraints Site in use for other purposes. Achievability Rating: Achievability Rating: Green	Protected Natural Features		3	designated protected	natural f	eature or within 500			
Ground Condition Constraints Neighbouring Constraints Site has no neighbouring constraints Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities 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. Availability Criteria: Land Ownership Site Held by developer/willing owner/public sector Land Condition Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Achievability Rating: Green Jegel Constraints Site in use for other purposes. Achievability Rating: Achievability Rating: Green Jegel Constraints Jegel Constraints Site in use for other purposes. Achievability Rating: Achievability Rating: Green Viability Jegel Constraints	Flood Risk Constraints		5	Site is wholly within Fl	lood Zone	2 1			
Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site	Air Quality Management Ar	eas	5	Site is in excess of 500	m from a	designated AQMA			
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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Up to 5 years			3	Ground treatment is e	expected	to be required on pa	art of the site)	
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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Wiability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints			Site has no neighbouri	ing const	raints			
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Adjacent to DSB. In range of bus stops. Private 7m wide driveway from adopted road. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Proximity to Key Services		5		_		and/or the C	ity Centre/South	
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Criteria: Availability Rating: Green Held by developer/willing owner/public sector Journal Low intensity land uses Site does not face any known legal issues N/A Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability Development is likely viable Timescale for Deliverability Development on Stopping and	Community Facilities		5	existing/proposed sch	xisting/proposed school/healthcare facility/place of worship/sports, leisure, or				
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Availability Rating: Freen Availability Rating: Site does not face any known legal issues N/A Allocation Achievability Criteria: Achievability Rating:	Comments on Suitability		Adjace		ıs stops.	Private 7m wide driv	eway from a	dopted road.	
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 N/A Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	•			-			•	1	
Legal Constraints Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Viability Development is likely viable Timescale for Deliverability 3 Low intensity land uses Site does not face any known legal issues N/A Achievability Achievability Rating: Green Up to 5 years	=		5	Held by developer/wil	ling own			1	
Legal Constraints Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Site does not face any known legal issues Achievability Achievability Rating: Green Up to 5 years				· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·			
Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				•		egal issues			
Comments on Availability Site in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or			,					
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			Site in	use for other purposes.					
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	·		<u> </u>			Achievability	Rating:	Green	
Timescale for Deliverability 5 Up to 5 years	.		5	Development is likely	viable				
				' '					
	Comments on Achievability		-	7 30.0					

SHELAA Reference:	CFS47	RAG Rating:	Amber	3	0 May 2023			
Site Address:	Land at Ju	nction of Woodhill Road	and Hulls Lane, Sandon,	Chelmsford	Essex			
Parish:	Sandon		Total Score:	111				
Developable Site Area	1.11		Reason for					
(ha):			discounted areas:					
Potential Yield:	25		Typology:	4				
Proposed Use:	Residentia	ıl	Comments on the size	9				
			of site:					
Suitability Criteria:			Suitability I	Rating:	Amber			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employn	nent allocatior	1			
Impact on Retail Areas	5	Chelmsford City Cent Neighbourhood Cent		s Town Centre	or any designated			
Proximity to the Workplace	5		lking distance of an employ		n			
Public Transport	5		alking distance of one or m					
PROW and Cycling Connect			alking distance to either a F	-	network			
Vehicle Access	5		ng vehicle access into/adjac	ent to the site				
Strategic Road Access	N/	Ά.						
Designated Heritage Assets	5	Site does not contain	any designated heritage as	sets				
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated herita	ge assets				
Archaeological Assets	5	Site is not thought to	contain any assets of archa	eological inter	est			
Minerals & Waste Constrair	nts 5	Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space	5	Park or 'Other' Green						
Green Belt & Green Wedge	5		in the Metropolitan Green I					
Land Classification	0	Grade 2 or Grade 3						
Protected Natural Features	3		se of any protected natural I natural feature or within 5 I natural feature					
Flood Risk Constraints	5	Site is wholly within F	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 50	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour	ring constraints					
Proximity to Key Services	0		m walking distance of one on am Ferrers Town Centre	or more service	es and the City			
Community Facilities	3		put additional strain on but nool/healthcare facility/pla					
Comments on Suitability	Οι	tside of DSB. In range of bu	s stops.					
Availability Criteria:			Availability	Rating:	Green			
Land Ownership	5	Held by developer/w	illing owner/public sector		•			
Land Condition	5	Vacant land & buildin	igs					
Legal Constraints	5	Site does not face any						
Planning Permission or	N/		-					
Allocation								
Comments on Availability								
Achievability Criteria:			Achievabili	ty Rating:	Green			
•	_	B 1 1 - 1 - 1 - 1						
Viability	1.5	Development is likely	viable					
Viability Timescale for Deliverability	5	Up to 5 years	viable					

SHELAA Reference:	CFS48	RAG Rating:	Ambe	er	3	0 May 2023		
Site Address:	Land East	of Myjoy, Woodhill Road	d, Sandon,	Chelmsford, Esse	ex			
Parish:	Sandon		Total So	core:	108			
Developable Site Area	0.36		Reason	for				
(ha):			discour	nted areas:				
Potential Yield:	11		Typolog	gy:	17			
Proposed Use:	Residentia	al	Comme	ents on the size				
			of site:					
Suitability Criteria:				Suitability Ra	ting:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/pr	oposed employmer	nt allocation	•		
Impact on Retail Areas	5	Development does no Chelmsford City Cent Neighbourhood Cent	tre, South V cres	Voodham Ferrers To	own Centre	or any designated		
Proximity to the Workplace	5	Site is within 2km wa				n		
Public Transport	5	Site is within 400m w						
PROW and Cycling Connect	ivity 0	Site is not connected			-	ork		
Vehicle Access	5	A route exists enablir	ng vehicle a	ccess into/adjacent	to the site			
Strategic Road Access	N,	/A						
Designated Heritage Assets	5	Site does not contain	any design	ated heritage asset	:s			
Non-Designated Heritage A	Site does not contain	any non-de	esignated heritage	assets				
Archaeological Assets	Site is not thought to	contain an	y assets of archaeo	logical inter	est			
Minerals & Waste Constrain	nts 5	Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space	5 Site does not lie within an area defined as Open Space, an Park or 'Other' Green Space							
Green Belt & Green Wedge	5	Site does not lie with						
Land Classification	0	Grade 2 or Grade 3						
Protected Natural Features	3	Site does not comprise designated protected designated protected	d natural fe	ature or within 500		within 100m of a locally rnational/national		
Flood Risk Constraints	5	Site is wholly within F	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 50	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrair	nts 5	Ground treatment is	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbou	ring constra	aints				
Proximity to Key Services	0	Site is in excess of 2k Centre/South Woodh	nam Ferrers	Town Centre				
Community Facilities	5	Development would existing/proposed scl recreation facility		•				
Comments on Suitability	Ot	itside of DSB. In range of bu	ıs stops.					
Availability Criteria:				Availability R	ating:	Green		
Land Ownership	5	Held by developer/w	illing owne					
Land Condition	5	Vacant land & buildin						
Legal Constraints	5	Site does not face an		gal issues				
Planning Permission or	N/							
Allocation	,							
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
	5	Development is likely	viable					
Viability	1 _3							
Viability Timescale for Deliverability	5	Up to 5 years	,					

SHELAA Reference: CFS50			RAG Rating:	Gree	en	3	0 May 2023	
Site Address:	Land Ea	st of P	remier Lodge Hotel, N	vlain Ro	ad, Boreham, Che	lmsford, Es	ssex	
Parish:	Borehar	n		Total	Score:	96		
Developable Site Area	3.07			Reasc	on for			
(ha):				discounted areas:				
Potential Yield:	0			Typol	ogy:	32		
Proposed Use:	Employ	ment		Comn	nents on the size	Size of sit	e is potentially suitable	
				of site	e: 	for all em	ployment use	
Suitability Criteria:					Suitability Ra	ting:	Green	
Proximity to Employment A	Areas	N/A			-			
Impact on Retail Areas		N/A						
Proximity to the Workplace	9	N/A						
Public Transport		5	Site is within 400m wa	lking dis	stance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking dis	tance to either a PR	OW or cycle	network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		5	Site has direct access t	to or is a	djacent to the strate	gic road net	work	
Designated Heritage Assets	5	3	Site is adjacent to one	or more	e designated heritage	assets		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets	haeological Assets 5			contain a	any assets of archaed	logical inter	rest	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site			rding Area. S	Site is not within a	
5 (1 10 0			Minerals or Waste Cor				Contract Constant	
Defined Open Space		5	Park or 'Other' Green		a defined as Open Sp	ace, an exist	ting/proposed Country	
Green Belt & Green Wedge	1	5	Site does not lie within	•	tropolitan Green Be	t or Green \	Vedge	
Land Classification		0					classification/s: Grade 1,	
Lana classification		Grade 2 or Grade 3						
Protected Natural Features	;	3					within 100m of a locally	
			designated protected			m of an inte	ernational/national	
Flood Diels Constraints		5	designated protected Site is wholly within Fl					
Flood Risk Constraints		5		Site is in excess of 500m from a designated AQMA				
Air Quality Management Ar Ground Condition Constrain		5	Ground treatment is not expected to be required					
		N/A	Orodila treatment is in	ot exper	cted to be required			
Neighbouring Constraints Proximity to Key Services		N/A						
Community Facilities		5	Development would n	ot result	in the loss of nor nu	t additional	strain on an	
Community racinties		J	existing/proposed sch		•			
			recreation facility	•		•••		
Comments on Suitability						stops. Acce	ss is available from Main	
		Road. A	Adjacent to a Registered	Park an	d Garden.		1	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil		er/public sector			
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known l	egal issues			
Planning Permission or		N/A						
Allocation						•		
Comments on Availability		Possibl	e ransom strip. Other de	evelopm			the land.	
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years			<u></u>		
Comments on Achievability	,							

SHELAA Reference:	CFS51		RAG Rating:	Green	3	0 May 2023			
Site Address:	Field O	S Ref 4	730, The Chase, Bore	ham, Chelmsford, Essex	_				
Parish:	Boreha	ım		Total Score:	112				
Developable Site Area	1.42			Reason for					
(ha):				discounted areas:					
Potential Yield:	32			Typology:	4				
Proposed Use:	Reside	ntial		Comments on the size of site:					
Suitability Criteria:				Suitability Ra	ating:	Green			
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation				
Impact on Retail Areas 5			•	t result in the loss of establis e, South Woodham Ferrers T es	•				
Proximity to the Workplace	!	5	Site is within 2km wall	king distance of an employm	ent allocatio	n			
Public Transport		5		alking distance of one or mor					
PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking distance to either a PR	OW or cycle	network			
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site				
Strategic Road Access		N/A							
Designated Heritage Assets		5		any designated heritage asse					
Non-Designated Heritage Assets 5			Site does not contain a	any non-designated heritage	assets				
Archaeological Assets 5			Site is not thought to	contain any assets of archaed	ological inter	est			
Minerals & Waste Constrain	nts	5	Minerals or Waste Cor						
Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Park or 'Other' Green Space				ing/proposed Country					
				n the Metropolitan Green Be	It or Green V	Vedge			
Land Classification	0 Site is predominantly Greenfield and primarily within the land classification/s: Gr Grade 2 or Grade 3								
Protected Natural Features		3		e of any protected natural fe natural feature or within 500 natural feature					
Flood Risk Constraints		2	Up to 25% of the site a	area is within Flood Zone 3					
Air Quality Management Ar	eas	5	Site is in excess of 500	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbouri	ing constraints					
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov	alking distance of all services vn Centre	and/or the C	City Centre/South			
Community Facilities		3	existing/proposed sch recreation facility	ut additional strain on but no ool/healthcare facility/place	of worship/s	sports, leisure, or			
Comments on Suitability		Adjace Chase)	•	is stops. Access is available fi	rom resident	ial development (The			
Availability Criteria:				Availability F	Rating:	Green			
Land Ownership		5	Held by developer/wil	ling 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.						
Achievability Criteria:				Achievability	Rating:	Green			
Viability		5	Development is likely						
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

Suitability Criteria: Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers 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 to either a PROW or cycle network Peroximity to the Workplace 5 Site is within 100m walking distance to either a PROW or cycle network PROW and Cycling Connectivity 5 Site is within 100m walking distance 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 Land Classification 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 6 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 or within 500m of an international/national designated protected natural feature or within 500m of an international	SHELAA Reference:	CFS52		RAG Rating:	Amber	3	0 May 2023		
Developable Site Area 21.97 Reason for discounted areas:	Site Address:	Briars	Farm, N	/lain Road, Boreham,	Chelmsford, Essex, CM3 3	SAD			
(ha): Potential Yield: 377	Parish:	Boreh	am		Total Score:	107			
Protential Yield: Proposed Use: Residential Residentia	Developable Site Area	21.97			Reason for				
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Amber	(ha):				discounted areas:				
Suitability Criteria: Suitability Criteria: Suitability Rating: Amber	Potential Yield:	377			Typology:	1			
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation	Proposed Use:	Reside	ential						
Impact on Retail Areas S	Suitability Criteria:				Suitability Ra	ating:	Amber		
Chelmsford City Centre, South Woodham Ferrers 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 to 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 Non-Designated Heritage 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 be undertaken in the form of a Minerals Resource Assessment 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 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 wholly within Flood Zone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Site is wholly within Flood Zone 1 Site is wholly within Flood Zone 1 Site i	Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation			
Public Transport PROW and Cycling Connectivity Site is within 100m walking distance of one or more services PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network Vehicle Access N/A Designated Heritage Assets Non-Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site is not thought to contain any nassets of archaeological interest Minerals & Waste Constraints 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 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site does not to my lie within the Metropolitan Green Belt or Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site does not to 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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature Flood Risk Constraints Site lie is wholly within Flood Zone 1 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities Site within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place			5	Chelmsford City Centr	e, South Woodham Ferrers T	•			
PROW and Cycling Connectivity 5 Site is within 100m walking distance 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 sasets of archaeological interest Minerals & Waste Constraints 5 Site is not thought to contain any assets of archaeological interest Defined Open Space 5 Site does not contraily 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 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 does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 50m of an international/national designated protected natural feature or within 50m of an international/national designated protected natural feature or within 50m of an international/national designated protected natural feature or within 50m of an international/national designated protected natural feature or within 50m of an international/national designated protected natural feature or within 50m of an international/national designated protected natural feature or within 50m of an international/national designated protected natural feature or within 50m of an international/national designated protected natural feature or within 50m of an international/national designated protected natural feature or within 50m of an in	Proximity to the Workplace	<u> </u>	5	Site is within 2km wal	king distance of an employm	ent allocatio	n		
Vehicle Access 5	Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
Designated Heritage Assets S Site does not contain any designated heritage assets S Site does not contain any non-designated heritage assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Archaeological Interest Archaeological Assets S Site does not live within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space S Site does not lie within the Metropolitan Green Belt or Green Wedge S Site does not lie within the Metropolitan Green Belt or Green Wedge S Site does not comprise of any protected natural feature but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an inter	PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	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 5 Site does not lie within the Metropolitan Green Belt or Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Site does not lie within the Metropolitan Green Belt or Green Wedge Site does not comprise of any protected natural features but is within 100m of a locally designated protected and aural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m	Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Non-Designated Heritage Assets 5 Site does 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 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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national de	Strategic Road Access		N/A						
Archaeological Assets Site is not thought to contain any assets of archaeological interest	Designated Heritage Assets		5	Site does not contain	any designated heritage asse	ts			
Minerals & Waste Constraints 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 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge	Non-Designated Heritage Assets 5			Site does not contain	any non-designated heritage	assets			
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 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 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. Availability Criteria: Availability Rating: Green Land Ownership Land Ownership Land Ownership Land Ownership Availability Rating: Green Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Archaeological Assets			Site is not thought to	contain any assets of archaed	ological inter	est		
Park or 'Other' Green Space	Minerals & Waste Constrain	further assessment to be undertaken in the form of a Minerals Resource Asse				Resource Assessment			
Site does not lie within the Metropolitan Green Belt or Green Wedge					ace, an exist	ing/proposed Country			
Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 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 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. Availability Criteria: Availability Rating: Green 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 Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years						It or Green V	Vedge		
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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated ACMA Fround Condition Constraints Site is wholly within Flood Zone 1 Site is in excess of 500m from a designated ACMA Ground Condition Constraints Site has neighbouring constraints with potential for mitigation Proximity to Key Services Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities 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. Availability Criteria: Availability Rating: Green Availability Rating: Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability Development is likely viable Timescale for Deliverability Up to 5 years		n O Site is predominantly Greenfield and primarily within the land classification/s: Grac							
Flood Risk Constraints Air Quality Management Areas 5 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. Availability Criteria: Land Ownership 1 Availability Rating: Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria:	Protected Natural Features		3	Site does not comprise designated protected	natural feature or within 500				
Ground Condition Constraints 5 Ground treatment is not expected to be required	Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Neighbouring Constraints Proximity to Key Services 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. Availability Criteria: 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 Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Air Quality Management Ar	eas	5	Site is in excess of 500					
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. Availability Criteria: 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 Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
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. Availability Criteria: 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 Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints		3	Site has neighbouring	constraints with potential fo	r mitigation			
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. Availability Criteria: 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 Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Proximity to Key Services		3			nd/or the Cit	y Centre/South		
From Main Road, Boreham. Availability Criteria: 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 Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Community Facilities		3	existing/proposed sch					
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability Development is likely viable Timescale for Deliverability Availability Rating: Sreen Availability Rating: Green Availability Rating: Availability Rating: Availability Rating: Availability Rating: Availability Rating: Achievability Rating: Sreen Up to 5 years	Comments on Suitability			_	stops. An access track to the	e north of the	e site provides access		
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 Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:		I TOTAL IV	nam noud, borenam.	Availability R	Rating:	Green		
Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			3	Promoter has an optic					
Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	•			<u> </u>	•		0		
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				`					
Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or				2021.1304.03				
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years									
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years					Achievahility	Rating:	Green		
Timescale for Deliverability 5 Up to 5 years	•		5	Development is likely					
			,] 3p to 3 feats					

SHELAA Reference:	HELAA Reference: CFS53		RAG Rating:	Amb	er	30 May 2023		
Site Address:	Land No	rth of	Cricketers Close, Bro	omfield	, Chelmsford			
Parish:	Broomfie	eld		Total :	Score:	86		
Developable Site Area	14.596			Reaso	n for	Gas Pipe and Buffer (0.046h		
(ha):				discou	inted areas:			
Potential Yield:	250			Typolo	ogy:	1		
Proposed Use:	Resident	tial		Comm of site	nents on the size :			
Suitability Criteria:					Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 5	5	Site is outside of any e	xisting/p	roposed employme	nt allocation		
Impact on Retail Areas 5			Development does not Chelmsford City Centro Neighbourhood Centro	e, South				
Proximity to the Workplace	. 5	5	Site is within 2km walk	king dista	ince of an employm	ent allocatio	n	
Public Transport	5	5	Site is within 400m wa	lking dis	tance of one or mor	e services		
PROW and Cycling Connect	ivity 5	5_	Site is within 100m wa	lking dis	tance to either a PR	OW or cycle	network	
Vehicle Access	5	5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access	١	N/A						
Designated Heritage Assets			Site does not contain a	any desig	nated heritage asse	ts		
Non-Designated Heritage A	ssets 3	3	Site is adjacent to one	or more	non-designated her	ritage assets		
Archaeological Assets	C)	Site is thought to cont	ain one d	or more assets of arc	chaeological	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 wi Park or 'Other' Gre				defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	& Green Wedge 0 The majorit Wedge				r more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification					d and primarily with 5, non-agricultural	_		
Protected Natural Features	C)	Site partially or wholly	compris	es of one or more p	rotected nat	ural features	
Flood Risk Constraints	1	1	25%-50% of the site ar	rea is wit	hin Flood Zone 3			
Air Quality Management Ar	eas 5	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 3	3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	5	5	Site has no neighbouring constraints					
Proximity to Key Services	C)	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	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	li c	ocal va	lue. Archaeology Ref: A	RCSIT/18 2011/015	80 on site. 0.438ha 5, TPO/2011/016, TP	protected by	. Adjacent to buildings of 7 TPO/2001/037. Handful .Northern area of the site	
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership	3	3	Promoter has an optio	n to pur	•		isting owner	
Land Condition	5		Vacant land & building				-	
Legal Constraints	5		Site does not face any	known le	egal issues			
Planning Permission or Allocation		N/A			-			
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
			5 1					
Viability		o 1	Development is likely i	viabie				
Viability Timescale for Deliverability	5		Development is likely of Up to 5 years	viable				

Parish: Borelam Total Score: 79 Developable Site Area 84.278 Reason for discounted areas: Electricity line (0.069ha) (hg): discounted areas: Electricity line (SHELAA Reference:	CFS54		RAG Rating:	Amber	3	0 May 2023	
Developable Site Area (ha): Proposed Use: Residential Suitability Rating: Residential Suitability Rating: Residential Suitability Rating: Remember Proximity to Employment Areas Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace Site is within 20m walking distance of an employment allocation Proximity to the Workplace Site is within 20m walking distance of one or more services Residential Site is within 20m walking distance of one or more services Residential Site is within 20m walking distance of one or more services Residential Site is within 20m walking distance of one or more services Residential glacential services Site is not connected to either an existing PROW or cycle network Vehicle Access NAD Resignated Heritage Assets NAD Resignated Heritage Assets Site is not thought to contain any assets of archaeological interest Residential services and services and services are services and services are allocated activity would not have ceased prior to the intended delivery of development Residential services and services are assignated heritage assets Residential services are assignated services and some assignated properties of the services and services are assignated services and services are assignated services.	Site Address:	Land a	t Boreh	am Interchange, Colc	hester Road, Boreham,	Chelmsford,	Essex	
Proposed Use: Residential Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber	Parish:	Boreha	am		Total Score:	79		
Potential Vield: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas 3 Site is adjacent to an existing/proposed employment allocation (Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres (Section 1) and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres (Section 1) and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres (Section 1) and services within 2m walking distance of one or more services (Section 2) and Cycling Connectivity (Section 2) Site is within 30m walking distance of one or more services (Section 3) A route exists enabling vehicle access into/adjacent to the site (Strategic Road Access) (Section 3) A route exists enabling vehicle access into/adjacent to the site (Strategic Road Access) (Section 3) A route exists enabling vehicle access into/adjacent to the site (Strategic Road Access) (Section 3) A route exists enabling vehicle access into/adjacent to the site (Strategic Road Access) (Section 3) A route exists enabling vehicle access into/adjacent to the site (Strategic Road Access) (Section 3) A route exists enabling vehicle access into/adjacent to the site (Strategic Road Access) (Section 3) A route exists enabling vehicle access into/adjacent to the site (Strategic Road Access) (Section 3) A route exists enabling vehicle access into/adjacent to the site (Strategic Road Access) (Section 3) A route exists enabling vehicle access into/adjacent to the site (Strategic Road Access) (Section 3) A route exists enabling vehicle access into/adjacent to the site (Section 4) A route (Section 4) A	Developable Site Area	84.278			Reason for	Gas pipe	and Buffer (0.363ha),	
Suitability Criteria: Suitability Rating: Amber	(ha):				discounted areas:	Electricity	y line (0.069ha)	
Suitability Criteria: 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 Chemistrothy Ch	Potential Yield:	1321			Typology:	26		
Suitability Criteria: Suitability Criteria: Suitability Rating: Amber	Proposed Use:	Reside	ntial			2		
Impact on Retail Areas	Suitability Criteria:				Suitability I	Rating:	Amber	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace Proximity to the Workplace S Site is within 400m walking distance of an employment allocation Public Transport S Site is within 400m walking distance of one or more services RPROW and Cycling Connectivity O Site is not connected to either an existing PROW or cycle network Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets O Site contains one or more designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Non-Designated Heritage Assets S Site is into thought to contain any non-designated heritage assets Archaeological Assets S Site is into thought to contain any assets of archaeological interest 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 O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features Flood Risk Constraints 1 25%-50% of the site area is within Flood Zone 3 Air Quality Management Areas Ground Condition Constraints 1 25%-50% of the site area is within Flood Zone 3 Air Quality Management Areas Ground Condition Constraints 1 25%-50% of the site area is within Flood Zone 3 Site is in excess of 500m from a designated ADMA Ground Condition Constraints 1 25%-50% of the site area is within Flood Zone 3 Site has neighbouring constraints with no potential for mitigation Proximity to Key Services 3 Site has neighbouri	Proximity to Employment A	reas	3	Site is adjacent to an e			1	
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 4 route exists enabling vehicle access into/adjacent to the site 5 A route exists enabling vehicle access into/adjacent to the site 5 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 Non-Designated Heritage Assets 5 Site does 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 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 perdominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 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 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 rearment 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 Comments on Suitability Outside of DSS. Within range of proposed ra	Impact on Retail Areas		5	Chelmsford City Centr	e, South Woodham Ferrer			
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 non-designated Minerals 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 Risk making 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 CHIL461, CHIL512. Availability Criteria: Alagore of DSR. 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 buildi	Proximity to the Workplace	•	5	Site is within 2km wal	king distance of an employ	ment allocatio	n	
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 not thought to contain any assets of archaeological interest 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 like 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 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 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 Adjacent to Grade 2 Isleed building, Partally within a conservation and aconservation aconserv	Public Transport		5	Site is within 400m wa	alking distance of one or m	ore services		
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 0 Site contains one or more designated heritage assets Non-Designated Heritage Assets 5 Site does 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 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 partially or wholly comprises of one or more protected natural features Flood Risk Constraints 1 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 nexcess 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 is nexcess 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 is mithin 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 Contradout 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) Lo Ad-9ha prot	PROW and Cycling Connect	ivity	0	Site is not connected t	o either an existing PROW	or cycle netwo	ork	
Designated Heritage Assets N/A	Vehicle Access		5	A route exists enabling	g vehicle access into/adjac	ent to the site		
Designated Heritage Assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets 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 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 Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site Neighbouring Constraints O 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. Partally within a conservation area. Natural Green Space (Limited Access). 0.449ha protected under TPO/2002/085.Small unknown infills, both Priority 4: CHL461,	Strategic Road Access				<u> </u>			
Non-Designated Heritage Assets Site does not contain any non-designated heritage assets				Site contains one or m	ore designated heritage as	sets		
Archaeological Assets Site is not thought to contain any assets of archaeological interest			5	Site does not contain	any non-designated herita	ge assets		
Minerals & Waste Constraints O 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 of the intended delivery of development development development development development development development of the intended delivery of development development development development development development development development development of the intended delivery of development development development development development development development development of the site necessary development deve	U U			Site is not thought to	contain any assets of archa	eological inter	est	
Park or 'Other' Green Space				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				
Adjacent to Grade 2 listed building. Pertiability 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. Availability Criteria: Availability Criteria: Availability Criteria: Achievability Criteria: Development is likely viable Site is or excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints O Site has neighbouring constraints with no potential for mitigation Berelopment 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 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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Defined Open Space						ting/proposed Country	
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 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. Availability Criteria: Availability Rating: Green 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 Alcalability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Green Belt & Green Wedge		5 Site does not lie within the Metropo			Belt or Green V	Vedge	
Flood Risk Constraints Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints OSite has neighbouring constraints with no potential for mitigation Proximity to Key Services Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities 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. Availability Criteria: Availability Criteria: Land Ownership Land Condition Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Criteria: Achievability Criteria: Development is likely viable Timescale for Deliverability Site in use for other purposes.	Land Classification							
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. Availability Criteria: Availability Rating: Green 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 22/02270/FUL received, yet to be determined Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Protected Natural Features		0	Site partially or wholly	comprises of one or more	protected nat	tural features	
Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site	Flood Risk Constraints		1	25%-50% of the site a	rea is within Flood Zone 3			
Neighbouring Constraints O 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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQN	Α		
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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Ground Condition Constrain	nts	3	Ground treatment is expected to be required on part of the site				
Woodham Ferrers Town Centre	Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation				
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. Availability Criteria: Availability Rating: Green Availability Rating: Legal Constraints 5 Held by developer/willing owner/public sector Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Proximity to Key Services		3	-				
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. Availability Criteria: Land Ownership Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Community Facilities		3	existing/proposed sch				
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 22/02270/FUL received, yet to be determined Allocation Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Suitability		rounda Adjace (Limite	about at Boreham interc int to Grade 2 listed build id Access). 0.449ha proto	hange. Cycle Route 9 begir ding. Partially within a cons	is adjacent to l servation area.	Northern boundary of site. . Natural Green Space	
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 22/02270/FUL received, yet to be determined Allocation Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:				Availability	Rating:	Green	
Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Ownership		5	Held by developer/wil				
Legal Constraints Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Viability Development is likely viable Timescale for Deliverability Site does not face any known legal issues 22/02270/FUL received, yet to be determined Achievability Site in use for other purposes. Achievability Rating: Green Up to 5 years	Land Condition							
Planning Permission or Allocation 22/02270/FUL received, yet to be determined Allocation Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years								
Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				l.				
Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Allocation		,	, : :::::::::::::::::::::::::::::::::::				
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Availability		Site in	use for other purposes.				
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	·				Δchievahili	tv Rating:	Green	
Timescale for Deliverability 5 Up to 5 years	• • • • • • • • • • • • • • • • • • •		5	Develonment is likely		-, maning.	3.00	
	•				VIGNIC			
	Comments on Achievability		J	op to 5 years				

SHELAA Reference: 0	CFS55		RAG Rating:	Yello)W	30	0 May 2023	
Site Address:	Land Ea	st and	West of the A12, Nor	th Wes	t of Howe Green, S	Sandon, Che	elmsford, Essex	
Parish:	Great B	addow	,	Total	Score:	76		
Developable Site Area	88.85			Reaso	n for	Gas pipe and Buffer (0.036ha),		
(ha):				discou	ınted areas:	Electricity line (0.444ha)		
Potential Yield:	0			Typol	ogy:	32+33+34		
Proposed Use:	Employ	ment		Comn	nents on the size		e is potentially suitable	
				of site	:	for all em	ployment use	
Suitability Criteria:					Suitability Ra	ting:	Yellow	
Proximity to Employment A	reas	N/A						
Impact on Retail Areas N/A								
Proximity to the Workplace		N/A						
Public Transport		5	Site is within 400m wa	lking dis	tance of one or more	e services		
PROW and Cycling Connecti	ivity	5	Site is within 100m wa	lking dis	tance to either a PRO	DW or cycle r	network	
Vehicle Access		5	A route exists enabling	yehicle	access into/adjacent	t to the site		
Strategic Road Access		5	Site has direct access t	o or is a	djacent to the strate	gic road netv	vork	
Designated Heritage Assets		0	Site contains one or m	ore desi	gnated heritage asse	ts		
Non-Designated Heritage As	ssets	3	Site is adjacent to one	or more	non-designated her	itage assets		
Archaeological Assets		5	Site is not thought to o	contain a	ny assets of archaeo	logical intere	est	
Minerals & Waste Constrain	nts	0					tion Area and/or Waste	
							ent in nature or where the	
_							delivery of development	
Defined Open Space 5 Site does not lie within an area d Park or 'Other' Green Space				defined as Open Sp	ace, an existi	ing/proposed Country		
Green Belt & Green Wedge	reen Belt & Green Wedge 5			the Me	tropolitan Green Bel	t or Green W	/edge	
Land Classification	O Site is predominantly Greenfield and primarily within the land classification/s: Gr				lassification/s: Grade 1,			
Dratastad Natural Fastures		0	Grade 2 or Grade 3 Site partially or wholly	compris	os of one or more n	rotacted nati	ural foatures	
Protected Natural Features		0	Up to 25% of the site a			otected nati	urarreatures	
Flood Risk Constraints		<u>2</u> 5	•					
Air Quality Management Ar		3	Site is in excess of 500m from a designated AQMA Ground treatment is expected to be required on part of the site					
Ground Condition Constraints			Ground treatment is e	xpecteu	to be required on pa	ii t Oi tile site	•	
Neighbouring Constraints		N/A N/A						
Proximity to Key Services		5	Dovolopment would n	ot rocult	in the loss of nor nu	t additional (strain on an	
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	. ,	22	P/ 5	,	
Comments on Suitability		-	_	-		-	e. Adjacent to buildings of	
			lue. 18.19ha LoWS.Prio					
			CC contaminated land:				I: EAHLD01718; Historic	
Assatlabilitas Cultaulas		ianuiii	EAHLD00476; Priority 2	1. 1027; 1			C	
Availability Criteria:		_	Held by developer/wil	ling own	Availability R	ating:	Green	
Land Ownership		5	Low intensity land use		er/ public sector			
Land Condition		3	•		and issues			
Legal Constraints		5	Site does not face any	KIIUWIII	egai issues			
Planning Permission or Allocation		N/A						
Comments on Availability		Site in	use for other purposes.					
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable				
		5	Up to 5 years					
Timescale for Deliverability)	op to 5 years					

SHELAA Reference:	CFS56	RAG Rating:	Amber	3	30 May 2023			
Site Address:	Land North	of Mill Lane East of Bar	ley Mead and South of	Maldon Road	d, Danbury, Chelmsford,			
	Essex		T =					
Parish:	Danbury		Total Score:					
Developable Site Area (ha):	18.44		Reason for discounted areas:	reas:				
Potential Yield:	316		Typology:	1				
Proposed Use:	Residential		Comments on the siz					
•			of site:					
Suitability Criteria:			Suitability	Rating:	Amber			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employ	ment allocation	n			
Impact on Retail Areas	5	•	ot result in the loss of estal re, South Woodham Ferrer res	•				
Proximity to the Workplace	5	Site is within 2km wa	lking distance of an employ	ment allocatio	on			
Public Transport	5	Site is within 400m w	alking distance of one or m	nore services				
PROW and Cycling Connect			alking distance to either a	-				
Vehicle Access	5		g vehicle access into/adjac	ent to the site	!			
Strategic Road Access	N/A							
Designated Heritage Assets		Site does not contain	any designated heritage a	ssets				
Non-Designated Heritage A		Site does not contain	any non-designated herita	ge assets				
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts 0	Consultation Area wh	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 Co Park or 'Other' Green Space							
Green Belt & Green Wedge	ge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge				Wedge			
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily v	vithin the land	classification/s: Grade 1,			
Protected Natural Features	0	Site partially or wholl	y comprises of one or mor	e protected na	tural features			
Flood Risk Constraints	5	Site is wholly within F	Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas 5	Site is in excess of 50	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is	Ground treatment is not expected to be required					
Neighbouring Constraints	0	Site has neighbouring	Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services	3	Site is within 2km wa Woodham Ferrers To	lking distance of all service wn Centre	s and/or the C	ity Centre/South			
Community Facilities	3		out additional strain on bu nool/healthcare facility/pla					
Comments on Suitability	_	cent to DSB. In range of b ected under TPO/2007/04	us stops. Existing informal	access off Che	rry Garden Lane. 0.047ha			
Availability Criteria:		, , , ,	Availability	/ Rating:	Green			
Land Ownership	5	Held by developer/wi	illing owner/public sector					
Land Condition	5	Vacant land & buildin						
Legal Constraints	5	Site does not face any	y known legal issues					
Planning Permission or Allocation	N/A							
Comments on Availability								
Achievability Criteria:			Achievabili	ty Rating:	Yellow			
Viability	5	Development is likely		, 3				
Timescale for Deliverability		Over 5 years						
Comments on Achievability								

SHELAA Reference:	CFS58		RAG Rating:	Amb	er	3(0 May 2023	
Site Address:	Land Ea	st of L	ittle Fields and North	of Maldo	on Road <u>,</u> Danbury	, Chelmsfo	rd, Essex	
Parish:	Danbur	У		Total S	core:	103		
Developable Site Area	6.7			Reasor	n for			
(ha):				discou	nted areas:			
Potential Yield:	115			Typolo	gy:	2		
Proposed Use:	Residen	itial		Comm	ents on the size			
				of site:				
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment Areas 5			Site is outside of any e	existing/pr	oposed employme	nt allocation		
Impact on Retail Areas		5	Development does no			•		
			Chelmsford City Centr		Voodham Ferrers T	own Centre	or any designated	
Dravimity to the Worksland		5	Neighbourhood Centr Site is within 2km wall		aco of an omnlovm	ant allocation	`	
Proximity to the Workplace			Site is within 400m wa				I	
Public Transport		5 0	Site is not connected t				rk	
PROW and Cycling Connect		0 5	A route exists enabling			-	T IX	
Vehicle Access Strategic Road Access		N/A	A TOUTE EXISTS ETIABIIII	5 verille d	iccess into/aujaceii	t to the site		
			Site does not contain	any dociar	nated horitage asse	tc		
Designated Heritage Assets 5 Non-Designated Heritage Assets 5			Site does not contain					
Non-Designated Heritage Assets 5 Archaeological Assets 5			Site is not thought to				201	
Minerals & Waste Constrain		2			<u> </u>		ding Area and requires	
Willierals & Waste Collstial	111.5	2	further assessment to	•		_	•	
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area				
Green Belt & Green Wedge	;	5 Site does not lie within the Metropolitan Green Belt or Green Wedge				/edge		
Land Classification		3	Site is predominantly classification/s: Grade					
Protected Natural Features	5	0	Site partially or wholly					
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management Ar	reas	5	Site is in excess of 500	Om from a	designated AQMA			
Ground Condition Constrain	nts	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 wa Woodham Ferrers Tov	wn Centre		•	•	
Community Facilities		3	Development would p existing/proposed sch recreation facility					
Comments on Suitability		•	nt to DSB. In range of bu TPO/2004/016.	us stops. E	xisting informal acc	ess off Runse	ell Lane. 1 tree protected	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil		r/public sector			
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known le	gal issues			
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable			ı	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS59	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Field Adjace	ent Lionfield Cottages, N	Main Road, Boreham, Chel	lmsford, Ess	sex		
Parish:	Boreham		Total Score:	105			
Developable Site Area	7.108		Reason for	Electricity	/ lines (0.022ha)		
(ha):			discounted areas:				
Potential Yield:	122		Typology:	2			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any of	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	· ·	ot result in the loss of establis				
		•	re, South Woodham Ferrers T	own Centre	or any designated		
Duarrianita da aba 187a abada a		Neighbourhood Centr	res Iking distance of an employm	ont allocation	n		
Proximity to the Workplace					II		
Public Transport	5		alking distance of one or mor alking distance to either a PR		network		
PROW and Cycling Connect	ivity 5		g vehicle access into/adjacen		IICCVVOI K		
Vehicle Access			g veriicie access into/aujacen	it to the site			
Strategic Road Access	N/A		any designated heritage asse	ıtc			
Designated Heritage Assets			any non-designated heritage				
Non-Designated Heritage A	ssets 5				ect		
Archaeological Assets Minerals & Waste Constrai		_ _	Site is not thought to contain any assets of archaeological interest Site is wholly or partially within an identified Minerals Safeguarding Area and requires				
willierals & waste constrail	ills 2	, ,	b be undertaken in the form o	U			
Defined Open Space	5	Site does not lie withi	n an area defined as Open Sp	ace, an exist	ing/proposed Country		
	_	Park or 'Other' Green Space 5 Site does not lie within the Metropolitan Green Belt or Green Wedge					
Green Belt & Green Wedge							
Land Classification		O Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3					
Protected Natural Features	5		Om of any locally designated p y international/national desig				
Flood Risk Constraints	2	Up to 25% of the site	area is within Flood Zone 3				
Air Quality Management Ar	eas 5	Site is in excess of 500	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrai	nts 5	Ground treatment is r	Ground treatment is not expected to be required				
Neighbouring Constraints	0	Site has neighbouring	constraints with no potentia	I for mitigation	on		
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	lking distance of all services a wn Centre	nd/or the Cit	ty Centre/South		
Community Facilities	3		out additional strain on but no nool/healthcare facility/place				
Comments on Suitability	Adja	cent to DSB. In range of b	us stops.				
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any					
Planning Permission or	_	00168/FUL received, ye					
Allocation		,					
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability		Up to 5 years					
Comments on Achievability		<u> </u>					

SHELAA Reference:	CFS63	RAG Ratir	ng: Red	3	30 May 2023		
Site Address:	Land East	and West of Beehi	ve Lane, Great Baddo	ow, Chelmsford, Essex	(
Parish:	Great Bac		Total Score:	98			
Developable Site Area	24.8		Reason for				
(ha):			discounted a	ireas:			
Potential Yield:	425		Typology:	1			
Proposed Use:	Residenti	ential Comments on the size					
,			of site:				
Suitability Criteria:			Suit	ability Rating:	Red		
Proximity to Employment A	reas 5	Site is outside	of any existing/propose	d employment allocation	n		
Impact on Retail Areas	5	Chelmsford Cit	y Centre, South Woodh	ss of established shops a am Ferrers Town Centre			
Proximity to the Workplace	5	Neighbourhoo		an employment allocation			
Public Transport	5		00m walking distance of		<u></u>		
•	_			ting PROW or cycle netw	uork		
PROW and Cycling Connect Vehicle Access	5			into/adjacent to the site			
Strategic Road Access		/A	CHAPITIE VEHICLE ACCESS				
			to one or more design				
Designated Heritage Assets			ontain any non-designa				
Non-Designated Heritage A Archaeological Assets	ssets 5		, ,	ets of archaeological inte			
Minerals & Waste Constrain		,	erals Safeguarding Area.				
Willierais & Waste Collstrail	nts 5		aste Consultation Area	itais Saleguarumg Area.	Site is not within a		
Defined Open Space	5			d as Open Space, an exis	sting/proposed Country		
zemieu opem opuee		Park or 'Other' Green Space					
Green Belt & Green Wedge	0	Wedge					
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3					
Protected Natural Features	3			ed natural features but is or within 500m of an into	s within 100m of a locally ernational/national		
			tected natural feature				
Flood Risk Constraints	5		vithin Flood Zone 1				
Air Quality Management Ar			s of 500m from a design				
Ground Condition Constrain			Ground treatment is not expected to be required				
Neighbouring Constraints	5		ghbouring constraints				
Proximity to Key Services	3	Woodham Fer	rers Town Centre	all services and/or the C			
Community Facilities	3		sed school/healthcare t	rain on but not result in t facility/place of worship/			
Comments on Suitability	A	ljacent to Urban Area	. In range of bus stops.	Adjacent to Grade 2 liste	ed building.		
Availability Criteria:			Ava	ilability Rating:	Yellow		
Land Ownership	3	Promoter has		ite or collaborate with ex	xisting owner		
Land Condition	3	Low intensity I	and uses				
Legal Constraints	5	Site does not f	ace any known legal iss	ues			
Planning Permission or		/A					
Allocation							
Comments on Availability		·	been involved in submis	ssion. No evidence of lan nip.	downer/s support with		
Achievability Criteria:			•	ievability Rating:	Green		
Viability	5	Development i					
Timescale for Deliverability	5	Up to 5 years					
Jestine . D. Donnes ability							

SHELAA Reference:	CFS64		RAG Rating:	Red		30	0 May 2023	
Site Address:	Field at	Juncti	on of Main Road and	Hoe Lane, Rettendo	on, Chel	msford, Es	ssex	
Parish:	Retten	don		Total Score:		96		
Developable Site Area	14.05			Reason for				
(ha):				discounted areas	:			
Potential Yield:	241			Typology:		1		
Proposed Use:	Reside	ntial		Comments on the	e size			
				of site:				
Suitability Criteria:				Suitabil	ity Rat	ing:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed emp	ployment	t allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South Woodham Fe		-		
Proximity to the Workplace	•	5	Site is within 2km wall		nploymer	nt allocation	1	
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	ivity	5	Site is within 100m wa	Iking distance to eith	er a PRO	W or cycle r	network	
Vehicle Access	,	5	A route exists enabling					
Strategic Road Access		N/A		<u>·</u> _				
Designated Heritage Assets		5	Site does not contain a	any designated herita	ge assets			
Non-Designated Heritage A		5	Site does not contain a	any non-designated h	eritage a	ssets		
Archaeological Assets		5	Site is not thought to	contain any assets of archaeological interest			est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site	is within a Minerals S	Safeguard	ding Area. S	ite is not within a	
			Minerals or Waste Cor					
Defined Open Space		5	Site does not lie within Park or 'Other' Green		Open Spa	ce, an existi	ing/proposed Country	
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	e (90% or more) lies v	within the	e Metropoli	tan Green Belt or Green	
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3					
Protected Natural Features		3	Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature					
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management Ar	eas	5	Site is in excess of 500		AQMA			
Ground Condition Constrain		5	Ground treatment is n					
Neighbouring Constraints		0	Site has neighbouring	•	•	or mitigation	on	
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha	n walking distance of	one or m			
Community Facilities		3	Development would p existing/proposed sch recreation facility	ut additional strain o	n but not			
Comments on Suitability			e of DSB. In range of bus	stops. The site has at	t least tw	o vehicle ad	ccess points from both	
Availability Critaria		ное га	ne and Main Road.	Augilah	ility Da	ting	Vallow	
Availability Criteria:		^	Known to be in north	Availab			Yellow	
Land Ownership		0	Known to be in partice Vacant land & building		ne owner	sillh		
Land Condition		5	,					
Legal Constraints			Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability		Freeho	ld out of promoters con	trol.				
Achievability Criteria:				Achieva	ability I	Rating:	Green	
Viability		5	Development is likely				•	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			•					

SHELAA Reference:	CFS66		RAG Rating:	Red	3	0 May 2023			
Site Address:	Land At	Runw	ell House, Runwell Ro	ad, Runwell, Wickford, Es	ssex				
Parish:	Runwell	l		Total Score:	101				
Developable Site Area	0.37			Reason for					
(ha):				discounted areas:					
Potential Yield:	11			Typology:	17				
Proposed Use:	Residen	itial		Comments on the size of site:					
Suitability Criteria:				Suitability Ra	ating:	Red			
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation				
Impact on Retail Areas		5	· ·	t result in the loss of establis e, South Woodham Ferrers T es	•				
Proximity to the Workplace	!	0	Site is in excess of 2km	n walking distance of an emp	loyment allo	cation			
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services				
PROW and Cycling Connect	ivity	5		lking distance to either a PR		network			
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site				
Strategic Road Access		N/A							
Designated Heritage Assets		5	Site does not contain a	ite does not contain any designated heritage assets					
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets				
Archaeological Assets		5	_	contain any assets of archaed					
Minerals & Waste Constrain	nts	5	Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropol	itan Green Belt or Green			
Land Classification		3		Greenfield and primarily with 4, Grade 5, non-agricultural	-				
Protected Natural Features		3	Site does not comprise of any protected natural features but is within 100m of a loudesignated protected natural feature or within 500m of an international/national designated protected natural feature						
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1					
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to be required					
Neighbouring Constraints		0	Site has neighbouring	constraints with no potentia	l for mitigati	on			
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City			
Community Facilities		5	existing/proposed sch recreation facility	ot result in the loss of nor pu ool/healthcare facility/place	of worship/s	sports, leisure, or			
Comments on Suitability		Outsid	e of DSB. In range of bus	stops. Direct existing access	from Runwe	ell Road.			
Availability Criteria:				Availability F	Rating:	Green			
Land Ownership		5	Held by developer/wil	ling owner/public sector					
Land Condition		5	Vacant land & building	gs					
Legal Constraints		5	Site does not face any	known legal issues					
Planning Permission or Allocation		N/A	1						
Comments on Availability									
Achievability Criteria:				Achievability	Rating:	Green			
Viability		5	Development is likely		<u></u>				
		5	Up to 5 years						
Timescale for Deliverability		2	op to 3 years						

SHELAA Reference:	CFS67		RAG Rating:	Red	3	0 May 2023		
Site Address:	Allotm	ent Gar	dens, Runwell Road,	Runwell, Wickford, Essex				
Parish:	Runwe	ell .		Total Score:	92			
Developable Site Area	6.89			Reason for				
(ha):				discounted areas:				
Potential Yield:	118			Typology:	2			
Proposed Use:	Reside	ntial		Comments on the size of site:				
Suitability Criteria:				Suitability Ra	ating:	Red		
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme				
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres					
Proximity to the Workplace	;	5	_	king distance of an employm	ent allocation	n		
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access	,	5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	;	3	Site is adjacent to one	or more designated heritage	e assets			
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets			
Archaeological Assets				contain any assets of archaed	ological inter	est		
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safegua nsultation Area	rding Area. S	Site is not within a		
Defined Open Space		3	Site partially lies withi Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ting/proposed Country		
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification		3	·	Greenfield and primarily with 4, Grade 5, non-agricultural	_			
Protected Natural Features		3	Site does not comprise of any protected natural features but is within 100m of a loc designated protected natural feature or within 500m of an international/national designated protected natural feature					
Flood Risk Constraints		4	Site is wholly or partia	lly within Flood Zone 2, with	the remaind	ler in Flood Zone 1		
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to be required				
Neighbouring Constraints		0	Site has neighbouring	constraints with no potentia	l for mitigation	on		
Proximity to Key Services		0		n walking distance of one or i am Ferrers Town Centre	more service	s and the City		
Community Facilities		3		ut additional strain on but no ool/healthcare facility/place				
Comments on Suitability			e of DSB. In range of bus ouilding. Allotments.	stops. Direct access from Ru	ınwell Road.	Adjacent to Grade 2		
Availability Criteria:		nsteu L	variating. Anothreints.	Availability R	Rating:	Yellow		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		4	Established single use	<u> </u>				
Legal Constraints		0	Site faces known legal					
Planning Permission or Allocation				allotment garden which is	not availat	ble for development		
Comments on Availability		Partiall	y an allotment site. Site	in use for other purposes.				
Achievability Criteria:				Achievability	Rating:	Yellow		
Viability		5	Development is likely					
Timescale for Deliverability		4	Over 5 years	-				
Comments on Achievability		-	2.0.0 70010					
Comments on Achievability								

SHELAA Reference:	CFS68		RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land V	Vest of	7 Abbey Fields, Chelm	nsford				
Parish:	East H	anningf	ield	Total Score:	105			
Developable Site Area	0.84			Reason for				
(ha):				discounted areas:				
Potential Yield:	19			Typology:	4			
Proposed Use:	Reside	ntial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability R	ating:	Amber		
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employme	ent allocation			
Impact on Retail Areas		5	•	t result in the loss of establi e, South Woodham Ferrers es	•			
Proximity to the Workplace	2	5		king distance of an employm	nent allocation	n		
Public Transport		5		alking distance of one or mo				
PROW and Cycling Connect	ivity	0		to either an existing PROW of		ork		
Vehicle Access	,	5		g vehicle access into/adjace	•			
Strategic Road Access		N/A		. ,				
Designated Heritage Assets	;	5	Site does not contain a	any designated heritage asso	ets			
Non-Designated Heritage A		5		any non-designated heritage				
Archaeological Assets	.55015	5		contain any assets of archae		est		
Minerals & Waste Constrain	nts	5		is within a Minerals Safegua				
Defined Open Space		5		n an area defined as Open S	pace, an exist	ing/proposed Country		
Green Belt & Green Wedge	1	5		n the Metropolitan Green Be	elt or Green W	Vedge		
Land Classification		0		Greenfield and primarily wit				
Protected Natural Features	,	0		comprises of one or more	protected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		5	Ground treatment is not expected to be required					
Neighbouring Constraints	1103	5	Site has no neighbouring constraints					
Proximity to Key Services		0	_	n walking distance of one or	more service	s and the City		
				am Ferrers Town Centre				
Community Facilities		5	existing/proposed sch recreation facility	ot result in the loss of nor p ool/healthcare facility/place	e of worship/s	sports, leisure, or		
Comments on Suitability				us stops. Site could be access s. 4 trees protected under T				
Availability Criteria:				Availability	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:				Achievability	v Rating:	Green		
Viability		5	Development is likely		,			
Timescale for Deliverability	,	5	Up to 5 years	- · · ·				
Comments on Achievability			- p co o , caro					
Comments on Acmevability								

SHELAA Reference:	CFS69		RAG Rating:	Red		3	0 May 2023	
Site Address:	Broml	ey Lodg	e, Tileworks Lane, Ret	tendon	Common, Chelms	ford, Essex	, CM3 8HB	
Parish:	East H	anningf	ield	Total	Score:	99		
Developable Site Area	0.9			Reasc	n for			
(ha):				discou	unted areas:			
Potential Yield:	20			Typol	ogy:	8		
Proposed Use:	Reside	ential		Comments on the size of site:				
Suitability Criteria:					Suitability Ra	iting:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres					
Proximity to the Workplace	<u> </u>	5	Site is within 2km wall				n	
Public Transport		0	Site is in excess of 400					
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets		5	Site does not contain a	any desig	gnated heritage asse	ts		
Non-Designated Heritage A	Non-Designated Heritage Assets 5			any non-	designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain a	iny assets of archaed	ological inter	est	
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Co	nsultatio	n Area			
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	e (90% c	r more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification		5	Site is predominantly	Previous	ly Developed Land			
Protected Natural Features		5	Site is in excess of 100					
			excess of 500m of any			nated proted	cted natural features	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ai		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 Centre/South Woodha			more service	s and the City	
Community Facilities		3	Development would p existing/proposed sch recreation facility					
Comments on Suitability			e of DSB. Historic Landfil Glass/Brick/Tile manufac			ern area of s	ite. ECC Contaminated	
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling own	er/public sector			
Land Condition		3	Low intensity land use	S				
Legal Constraints		5	Site does not face any	known l	egal issues			
Planning Permission or Allocation		N/A	•					
Comments on Availability		Site cu	rrently in use for other p	urposes	•			
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								
Comments on Achievability		l						

SHELAA Reference: 0	CFS70		RAG Rating:	Red		30	0 May 2023
Site Address:	Land At	Green	Lane, Roxwell, Cheln	nsford,	Essex		
Parish:	Roxwell			Total	Score:	103	
Developable Site Area	1.08			Reaso	n for		
(ha):				discou	unted areas:		
Potential Yield:	24	24			ogy:	4	
Proposed Use:	Resident	tial		Comn	nents on the size		
				of site	: :		
Suitability Criteria:					Suitability Ra	ating:	Red
Proximity to Employment A	reas 5	5	Site is outside of any e	existing/p	proposed employme	nt allocation	
Impact on Retail Areas	5	5	Development does no	t result i	n the loss of establis	hed shops an	d services within
			Chelmsford City Centre Neighbourhood Centre	es			
Proximity to the Workplace	5	5	Site is within 2km wall	king dista	ance of an employm	ent allocatior	1
Public Transport	5	5	Site is within 400m wa	alking dis	tance of one or mor	e services	
PROW and Cycling Connecti	vity 5	5	Site is within 100m wa	alking dis	tance to either a PR	OW or cycle r	network
Vehicle Access	5		A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access	1	N/A					
Designated Heritage Assets	5	5	Site does not contain a				
Non-Designated Heritage As	Non-Designated Heritage Assets 5			any non-	designated heritage	assets	
Archaeological Assets	5	5	Site is not thought to o	contain a	iny assets of archaed	ological intere	est
Minerals & Waste Constrain	its 5	5	Less than 5ha of a site Minerals or Waste Cor			rding Area. S	ite is not within a
Defined Open Space	5	5	Site does not lie within Park or 'Other' Green	Space			
Green Belt & Green Wedge	(0	The majority of the sit Wedge	e (90% o	r more) lies within t	he Metropoli	tan Green Belt or Green
Land Classification	()	Site is predominantly of Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land c	lassification/s: Grade 1,
Protected Natural Features	(0	Site partially or wholly	compris	ses of one or more p	rotected nati	ural features
Flood Risk Constraints	5	5	Site is wholly within Fl				
Air Quality Management Are	eas 5	5	Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrain	its 5	5	Ground treatment is n	ot exped	ted to be required		
Neighbouring Constraints	5	5	Site has no neighbouri				
Proximity to Key Services	(0	Site is in excess of 2km Centre/South Woodha			more services	s and the City
Community Facilities	3	3	Development would p				
			existing/proposed sch	ool/heal	thcare facility/place	of worship/s	ports, leisure, or
Comments on Suitability	,	۸diaco	recreation facility	ic ctons	Existing fields access	from Groon	Lane. 3 trees protected
Comments on Suitability		-	TPO/2007/009.	is stops.	existing fields access	s iroiii dreeii	Lane. 5 trees protected
Availability Criteria:					Availability R	Rating:	Green
Land Ownership	5	5	Held by developer/wil	lling own			•
Land Condition	5		Vacant land & building				
Legal Constraints		5	Site does not face any	known l	egal issues		
Planning Permission or		N/A	·				
Allocation		•					
Comments on Availability							
						Dotings	Cuasa
Achievability Criteria:					Achievability	r Kaung:	Green
•	5	5	Development is likely	viable	Achievability	Raung:	Green
Achievability Criteria: Viability Timescale for Deliverability	5		Development is likely Up to 5 years	viable	Achievability	raung:	Green

Size Address: Land East of Rignals Lane, Galleywood, Chelmsford, Essex 109	SHELAA Reference:	CFS71		RAG Rating:	Red	30 May 2023				
Developable Site Area 15.43 Reason for discounted areas: Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Rating: Red Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Neighbourhood Centres Suitability Rating: Red Proximity to Employment Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 26m walking distance of an employment allocation Public Transport Site is within 26m walking distance to either a PROW or cycle network Vehicle Access N/A Site is within 100m walking distance to either a PROW or cycle network Vehicle Access N/A Site is within 100m walking distance to either a PROW or cycle network Vehicle Access N/A Pose Site is within 100m walking distance to either a PROW or cycle network Vehicle Access N/A Pose Site is within 100m walking distance to either a PROW or cycle network Vehicle Access N/A Pose Site is within 100m walking distance to either a PROW or cycle network Vehicle Access N/A Pose Site is within 100m walking distance to either a PROW or cycle network Vehicle Access N/A Pose Site is within 100m walking distance to either a PROW or cycle network Vehicle Access N/A Pose Site is within 100m walking distance to either a PROW or cycle network Vehicle Access N/A Pose Site is within 100m walking distance to either a PROW or cycle network Vehicle Access Site does not contain any non-designated heritage assets Non-Designated heritage assets Site does not contain any non-designated heritage assets Site is ose not live within a Minerali Safeguarding Area. Site is not within a Minerali Safeguarding A	Site Address:	Land E	East of F	Rignals Lane, Galleywo	ood, Chelmsford, Essex					
Potential Yield: 265	Parish:	Galley	wood		Total Score:	109				
Potential Yield: 265	Developable Site Area	15.43			Reason for					
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Red	(ha):				discounted areas:					
Suitability Criteria: Suitability Criteria: Suitability Rating: Red	Potential Yield:	265			Typology:	1				
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation	Proposed Use:	Reside	ential			ize				
Impact on Retail Areas	Suitability Criteria:				Suitability Ra	ating:	Red			
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employme	ent allocation				
Public Transport PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling whicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 1 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 feature but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature Flood Risk Constraints 5 Site is in serves of 50m from a designated AQMA Ground Condition Constraints 5 Site is in serves of 50m drom a designated AQMA Ground Condition Constraints 5 Site is an oneighbouring constraints 6 Site is in sexess of 50m drom and designated AGMA Flore Site is make sexes of 50m drom and designated AGMA Site is in sexess of 50m drom and designated AGMA Site is in sexess of 50m drom and designated AGMA Ground Condit	Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centre	e, South Woodham Ferrers ገ es	Town Centre	or any designated			
PROW and Cycling Connectivity 5 Site is within 100m walking distance 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 non-designated heritage assets Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area, Site is not within a Minerals Safeguarding Area, Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 2 Site is predominantly Greenfield and primarily within the agricultural land classification 3 Site is predominantly Greenfield and primarily within the agricultural land classification 4 Site is predominantly Greenfield and primarily within the agricultural land classification 4 Site of Some or 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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within	Proximity to the Workplace	9	5	Site is within 2km wall	king distance of an employm	ent allocatio	n			
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 or within 500m of an international/national designated protected natural feature Flood Risk Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site has no neighbouring constraints Proximity to Key Services 0 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site has no neighbouring constraints Proximity to Key Services 0 Site is in excess of 500m from a designated of one or more services and the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Adjacent DSB. In range of bus stops. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Site does not face any know	Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services				
Designated Heritage Assets 5 Site does not contain any designated heritage assets	PROW and Cycling Connect	ivity	5				network			
Designated Heritage Assets 5 Site does not contain any designated heritage assets	Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	t to the site				
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets	Strategic Road Access		N/A							
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest	Designated Heritage Assets	;	5	Site does not contain a	any designated heritage asse	ets				
Minerals & Waste Constraints	Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets				
Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification 3 Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge Land Classification 3 Site osen to 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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national 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 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 Adjacent to DSB. In range of bus stops. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	0		5	Site is not thought to	contain any assets of archae	ological inter	est			
Park or 'Other' Green Space	Minerals & Waste Constrain	nts	5	Minerals or Waste Cor	nsultation Area					
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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national/national/national/national/national/national/national/nat	Defined Open Space		5			oace, an exist	ing/proposed Country			
Classification/s: Grade 4, Grade 5, non-agricultural use, or urban use Protected Natural Features 3 Site does not comprise of any protected natural feature or within 500m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national protected natural feature or within 500m of an international/national protected natural feature or within 500m of an international/national protected natural feature or within 500m of an international/national protected natural feature or within 500m of an international/national protected natural feature or within 500m of an international/national protected natural feature or within 500m of an international/national protected natural feature or within 500m of an international/national protected natural feature or within 500m of an international/national protected natural feature or within 500m of sold protected natural feature or within 500m of	Green Belt & Green Wedge	•	0		e (90% or more) lies within t	he Metropol	itan Green Belt or Green			
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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability Criteria: Achievability Rating: Green Viability Criteria: I Achievability Rating: Green	Land Classification		3			_				
Flood Risk Constraints 5 Site 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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Achievability Criteria: Achievability Rating: Green Indication Comments on Poliverability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Protected Natural Features	1	3	designated protected	natural feature or within 500		•			
Size	Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1					
Neighbouring Constraints Proximity to Key Services O 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. Availability Criteria: Land Ownership S Held by developer/willing owner/public sector Land Condition S Vacant land & buildings Legal Constraints S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Jegen	Air Quality Management Ar	reas	5	Site is in excess of 500	m from a designated AQMA					
Proximity to Key Services O 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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to be required					
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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints		5		=					
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Comments on Suitability Adjacent to DSB. In range of bus stops. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Proximity to Key Services		0			more service	es and the City			
Availability Criteria: Land Ownership Land Condition S Vacant land & buildings Legal Constraints Flanning Permission or Allocation Comments on Availability Achievability Criteria: Viability S Development is likely viable Timescale for Deliverability S Held by developer/willing owner/public sector Vacant land & buildings Site does not face any known legal issues N/A Achievability Rating: Green Green Legal Constraints Site does not face any known legal issues N/A Achievability Achievability Rating: Green Up to 5 years				existing/proposed sch recreation facility	ool/healthcare facility/place					
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Suitability		Adjace	nt to DSB. In range of bu	is stops.					
Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Fating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:				Availability F	Rating:	Green			
Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Ownership		5	Held by developer/wil	ling owner/public sector	-				
Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Condition		5	Vacant land & building	gs					
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Legal Constraints		5	Site does not face any	known legal issues					
Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or		1							
Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years										
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years					Achievability	/ Rating:	Green			
Timescale for Deliverability 5 Up to 5 years			5	Development is likely						
COMMISSION OF A COMMISSION OF	Comments on Achievability		-	1						

SHELAA Reference:	CFS72		RAG Rating:	Ambe	er	30	O May 2023
Site Address:	Land N	lorth of	the Weir and West o	f Brook H	ill, Little Walthar	m, Chelmsfo	ord
Parish:	Little V	Valthan	n	Total Sc	ore:	95	
Developable Site Area	1.7			Reason	for		
(ha):				discoun	ted areas:		
Potential Yield:	38			Typolog	y:	3	
Proposed Use:	Reside	ntial		Comme	nts on the size		
				of site:			
Suitability Criteria:					Suitability Ra	iting:	Amber
Proximity to Employment A	reas	5	Site is outside of any e	existing/pro	posed employme	nt allocation	
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres				
Proximity to the Workplace	:	5	Site is within 2km wall				1
Public Transport		5	Site is within 400m wa				
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network
Vehicle Access		5	A route exists enabling	g vehicle ac	ccess into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets	Designated Heritage Assets 0				ated heritage asse		
Non-Designated Heritage A	ssets	5	Site does not contain a	-			
Archaeological Assets		5	Site is not thought to				
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultation /	Area		
Defined Open Space		0	The majority of the sit existing/proposed Cou	untry Park	or 'Other' Green S	pace	
Green Belt & Green Wedge	!	0	Wedge				tan Green Belt or Green
Land Classification		0	Grade 2 or Grade 3				lassification/s: Grade 1,
Protected Natural Features		0	Site partially or wholly	y comprises	of one or more p	rotected nati	ıral features
Flood Risk Constraints		4	Site is wholly or partia			the remaind	er in Flood Zone 1
Air Quality Management Ar	eas	5	Site is in excess of 500				
Ground Condition Constrain	nts	5	Ground treatment is n	not expecte	d to be required		
Neighbouring Constraints		5	Site has no neighbouri				
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	wn Centre			
Community Facilities		3	Development would p existing/proposed sch recreation facility				
Comments on Suitability							ed from Brook Hill. Within ed under TPO/2017/022.
Availability Criteria:					Availability R	Rating:	Green
Land Ownership		5	Held by developer/wil				L
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known leg	al issues		
Planning Permission or Allocation		N/A					
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely				1
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			<u>, </u>				
Commence on Achievability							

SHELAA Reference:	CFS73		RAG Rating:	Red	3	0 May 2023			
Site Address:	Land Eas	st and	West of A1114 and N	Iorth and South of the A1	.2, Great Ba	ddow and Galleywood,			
	Chelmsf								
Parish:	Galleyw	ood		Total Score:	88				
Developable Site Area	44.02			Reason for	Gas pipe a	and Buffer (2.24ha)			
(ha):				discounted areas:					
Potential Yield:	539			Typology:	27				
Proposed Use:	Mixed U	lse		Comments on the size	Size of sit	e is potentially suitable			
				of site:	for all em	ployment use			
Suitability Criteria:				Suitability Ra	ating:	Red			
Proximity to Employment A	reas	3	Site is adjacent to an e	existing/proposed employme	ent allocation				
Impact on Retail Areas		5	•	t result in the loss of establis e, South Woodham Ferrers T es	•				
Proximity to the Workplace		5	Site is within 2km wall	king distance of an employm	ent allocation	n			
Public Transport	!	5	Site is within 400m wa	alking distance of one or mor	e services				
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network			
Vehicle Access		5		g vehicle access into/adjacen					
Strategic Road Access		5		to or is adjacent to the strate		work			
Designated Heritage Assets		5	Site does not contain a	any designated heritage asse	ets				
Non-Designated Heritage A		0		ore non-designated heritage					
Archaeological Assets		3	_	djacent to one or more asset					
Minerals & Waste Constrain	nts	0	Consultation Area who	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 Park or 'Other' Green	n an area defined as Open Sp Space	pace, an exist	ing/proposed Country			
Green Belt & Green Wedge		3	Site partially lies within	n the Metropolitan Green Be	elt or Green V	Vedge			
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,			
Protected Natural Features	(0 Site partially or wholly comprises of one or more protected natural fe				ural features			
Flood Risk Constraints		2		area is within Flood Zone 3					
Air Quality Management Ar		5		m from a designated AQMA					
Ground Condition Constrain		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	Woodham Ferrers Tov						
Community Facilities		3		ut additional strain on but no ool/healthcare facility/place					
Comments on Suitability		Street Access TPO/20 Contar	and West Hanningfield F). 0.05ha and handful of 005/026.Contaminated I	ge of bus stops. Vehicle acce Road. Part of building of loca trees protected under TPO/ and Priority 4 SOPCO000792 OPCO000804, Priority 3 SOP stern boundary of site.	al value. Natu 2012/016, 1, SOPC00079	ral Green Space (Limited 1 within/adjacent to site.			
Availability Criteria:				Availability F	Rating:	Green			
Land Ownership		5	Held by developer/wil	ling owner/public sector					
Land Condition		5	Vacant land & building	gs					
Legal Constraints		5	Site does not face any	known legal issues					
Planning Permission or Allocation		N/A							
Comments on Availability									
				A alai a ca lailite	. Datina	Croon			
Achievability Criteria:		_	Davida a series and a	Achievability	rating:	Green			
Viability		5	Development is likely	viable					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference:	CFS74	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land Sout	n East of 42 Church Hill,	Little Waltham, Chelmsfor	d, Essex			
Parish:	Little Walt	ham	Total Score:	91			
Developable Site Area	1.5		Reason for				
(ha):			discounted areas:				
Potential Yield:	34		Typology:	3			
Proposed Use:	Residentia	I	Comments on the size of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Chelmsford City Cent Neighbourhood Cent		own Centre	or any designated		
Proximity to the Workplace	5		lking distance of an employm		n		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connect	ivity 0		to either an existing PROW o	-	ork		
Vehicle Access	5		g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/						
Designated Heritage Assets	0		nore designated heritage asse				
Non-Designated Heritage A			any non-designated heritage				
Archaeological Assets	5		contain any assets of archaed				
Minerals & Waste Constrain		Minerals or Waste Co					
Defined Open Space	3	Park or 'Other' Green					
Green Belt & Green Wedge	0	The majority of the si Wedge	te (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholl	y comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA				
Ground Condition Constrain	nts 5	Ground treatment is	not expected to be required				
Neighbouring Constraints	5	Site has no neighbour					
Proximity to Key Services	0		m walking distance of one or lam Ferrers Town Centre	more service	s and the City		
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on but no nool/healthcare facility/place	of worship/s	sports, leisure, or		
Comments on Suitability			us stops. Access to the site is				
		_	ps a conservation area. Natur	ral Green Spa	ace (Limited Access).		
Availability Critoria	0.2	59ha protected under TPO,	·	Oating:	Groon		
Availability Criteria:	-	Hold by dayalance feet	Availability F	aung:	Green		
Land Ownership	5		•				
Land Condition	5	Vacant land & buildin	•				
Legal Constraints	5	Site does not face any	y known iegal issues				
Planning Permission or Allocation	N/	A					
Comments on Availability	En	tire site not within promote	ers control.				
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability		Up to 5 years					

SHELAA Reference: (CFS78		RAG Rating:	Amb	er	30	O May 2023
Site Address:	Staceys, S	School	Lane, Broomfield, C	Chelmsfo	ord, Essex, CM1 7	HF	
Parish:	Broomfie	eld		Total	Score:	98	
Developable Site Area	48.79			Reaso	n for		
(ha):				discou	inted areas:		
Potential Yield:	765	'65			ogy:	26	
Proposed Use:	Residenti	ial		Comn	nents on the size		
				of site	::		
Suitability Criteria:					Suitability Ra	ating:	Amber
Proximity to Employment A	reas 5		Site is outside of any e	existing/p	proposed employme	nt allocation	
Impact on Retail Areas	5		Development does no	t result i	n the loss of establis	hed shops an	d services within
			Chelmsford City Centre Neighbourhood Centre	es			
Proximity to the Workplace	5		Site is within 2km wall	king dista	ance of an employm	ent allocation	1
Public Transport	0		Site is in excess of 400	m walkir	ng distance from all	services	
PROW and Cycling Connecti	vity 5		Site is within 100m wa	alking dis	tance to either a PR	OW or cycle r	network
Vehicle Access	5		A route exists enabling	g vehicle	access into/adjacen	nt to the site	
Strategic Road Access	N	I/A		-			
Designated Heritage Assets		Site contains one or m	nore desi	gnated heritage asse	ets		
Non-Designated Heritage As		Site is adjacent to one	or more	non-designated her	ritage assets		
Archaeological Assets	5		Site is not thought to o	contain a	ny assets of archaed	ological intere	est
Minerals & Waste Constrain	its 2		Site is wholly or partia further assessment to	,		U	ding Area and requires Resource Assessment
Defined Open Space	5		Site does not lie within Park or 'Other' Green		defined as Open Sp	oace, an existi	ng/proposed Country
Green Belt & Green Wedge	5		Site does not lie withir	n the Me	tropolitan Green Be	lt or Green W	/edge
Land Classification	0		Site is predominantly (Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land c	lassification/s: Grade 1,
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 Fl	lood Zon	e 1		
Air Quality Management Are	eas 5		Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrain	its 5		Ground treatment is n	ot exped	ted to be required		
Neighbouring Constraints	5		Site has no neighbouri	ing const	raints		
Proximity to Key Services	3		Site is within 2km wall Woodham Ferrers Tov			nd/or the Cit	y Centre/South
Community Facilities	3		Development would p				
			existing/proposed sch	ool/heal	thcare facility/place	of worship/s	ports, leisure, or
C			recreation facility	obio:-l- :	and nodoctates a	labla fram C:	hool Long and Hallan
Comments on Suitability			to DSB. Access both vade 2 listed buildings v				
Availability Criteria:					Availability F	Rating:	Green
Land Ownership	5		Held by developer/wil	lling own			•
Land Condition	3		Low intensity land use	es			
Legal Constraints	5		Site does not face any	known I	egal issues		
Planning Permission or		I/A	,		=		
Allocation							
Comments on Availability	Si	ite in us	se for other purposes.				
					Achievehility	, Pating:	Yellow
Achievability Criteria:					Achievability	naung.	reliow
•	5		Development is likely	viable	Achievability	nating.	reliow
Achievability Criteria: Viability Timescale for Deliverability	5 4		Development is likely of Over 5 years	viable	Achievability	nating.	renow

Parish: Developable Site Area (ha): Potential Yield:	Little Walt 12.25 210 Residentia	I	Tota Reas disco	I Score: son for punted areas: plogy: ments on the size	101	3PG			
Parish: Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas	Little Walt 12.25 210 Residentia	ham	Tota Reas disco Typo Com	I Score: son for punted areas: plogy: ments on the size	101				
(ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas	210 Residentia		Typo Com	ounted areas: ology: ments on the size	1				
Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas	Residentia		Typo	ology: ments on the size	1				
Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas	Residentia		Com	ments on the size	1				
Suitability Criteria: Proximity to Employment Are Impact on Retail Areas	eas 5								
Proximity to Employment Are Impact on Retail Areas			of si	te:					
Proximity to Employment Are Impact on Retail Areas		Chair a taide of							
Impact on Retail Areas		Cita in a stale of		Suitability Ra	nting:	Yellow			
·	5	Site is outside of a	any existing	/proposed employme	nt allocation				
Proximity to the Workplace		Development doe	s not result	in the loss of establis	hed shops ar	nd services within			
Proximity to the Workplace			-	h Woodham Ferrers T	own Centre	or any designated			
Proximity to the Workhlace		Neighbourhood C							
	5		Site is within 2km walking distance of an employment allocation Site is within 400m walking distance of one or more services						
Public Transport	5								
PROW and Cycling Connectiv				istance to either a PR		network			
Vehicle Access	5		ibling venici	e access into/adjacen	t to the site				
Strategic Road Access	N/								
Designated Heritage Assets	5			signated heritage asse					
Non-Designated Heritage Ass				n-designated heritage		intoract			
Archaeological Assets	0		Site is thought to contain one or more assets of archaeological interest Site is wholly or partially within an identified Minerals Safeguarding Area and requires						
Minerals & Waste Constraint	s 2	· ·	•		_	Resource Assessment			
Defined Open Space	5	Site does not lie v Park or 'Other' Gr		ea defined as Open Sp	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge	5	Site does not lie v	vithin the M	letropolitan Green Be	lt or Green V	Vedge			
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3				classification/s: Grade 1,			
Protected Natural Features	0	Site partially or w	holly compr	rises of one or more p	rotected nat	ural features			
Flood Risk Constraints	5	Site is wholly with							
Air Quality Management Area	as 5	Site is in excess of	f 500m from	n a designated AQMA					
Ground Condition Constraint	s 3	Ground treatmen	t is expecte	d to be required on pa	art of the site	9			
Neighbouring Constraints	5	Site has no neight							
Proximity to Key Services	3	Site is within 2km Woodham Ferrers		tance of all services a tre	nd/or the Cit	ty Centre/South			
Community Facilities	3		•	tional strain on but no					
				althcare facility/place	of worship/s	sports, leisure, or			
Comments on Suitability	\A/:	recreation facility		acc to Blacford Will 1:	ttla \M/al+ha~	n. 1 tree protected under			
Comments on Suitability		D/2001/040.Contamina	-						
Availability Criteria:				Availability R	Rating:	Green			
Land Ownership	5	Held by develope	r/willing ow	•	- 0				
Land Condition	5	Vacant land & bui							
Legal Constraints	5	Site does not face		legal issues					
Planning Permission or		e is already allocated			t of SGS8. S	See 20/00001/MAS,			
Allocation		/02064/OUT, 21/008		 6 km .		-,, ···· · - ,			
Comments on Availability		ire site not within prom		ol.					
Achievability Criteria:				Achievability	Rating:	Green			
Viability	5	Development is li	kely viable	•					
Timescale for Deliverability	5	Up to 5 years							
Comments on Achievability									

SHELAA Reference:	SHELAA Reference: CFS80		RAG Rating: Amber 30 May 2023				
Site Address:	Land S	outh W	est of 217 Chignal Ro	ad, Chignal Smealy, Cheln	nsford, Esse	х	
Parish:	Chigna	ıl		Total Score:	108		
Developable Site Area	0.65			Reason for			
(ha):				discounted areas:			
Potential Yield:	12			Typology:	5		
Proposed Use:	Reside	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Amber	
Proximity to Employment Areas 5		5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops an	d services within	
			Neighbourhood Centr			, 0	
Proximity to the Workplace)	5	Site is within 2km wal	king distance of an employm	ent allocatior	1	
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity	0	Site is not connected t	to either an existing PROW or	r cycle netwo	rk	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access N/A							
Designated Heritage Assets 5			Site does not contain	any designated heritage asse	ts		
Non-Designated Heritage Assets 5			Site does not contain	any non-designated heritage	assets		
Archaeological Assets 5			Site is not thought to	contain any assets of archaed	ological intere	est	
Minerals & Waste Constrain	Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			
Defined Open Space	Defined Open Space 5			n an area defined as Open Sp Space	ace, an existi	ng/proposed Country	
Green Belt & Green Wedge		5	Site does not lie within	n the Metropolitan Green Be	lt or Green W	/edge	
Land Classification		3		Greenfield and primarily with 4, Grade 5, non-agricultural	-		
Protected Natural Features		3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	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 wa	alking distance of all services	and/or the C	ity Centre/South	
			Woodham Ferrers Town Centre				
Community Facilities		0	•	esult in the loss of an existing		chool/healthcare	
Comments on Cuitability		Adiaca		ip/sports, leisure, or recreati ge of bus stops. Access from		and Machhury Poad	
Comments on Suitability		Aujace	iit to orbair Area. iii raii				
Availability Criteria: Land Ownership		5	Held by developer/wil	Availability R	lating:	Green	
Land Condition		4	Established single use	•			
			Site may possibly face				
Legal Constraints		3	Site may possibly face	iegai issues			
Planning Permission or		N/A					
Allocation Comments on Availability			Baptist Church on site. Fer purpose.	Right of access required to m	aintain draina	age. Site currently in use	
Achievability Criteria:		101 0111	er purpose.	Achievability	Rating:	Green	
Viability		5	Development is likely				
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		J					
Comments on Acmevability							

Parish: Chelmsford 1.81 Reason for discounted areas: hal: discounted	SHELAA Reference:	CFS82		RAG Rating:	Green 30 May 2023			0 May 2023
Reason for discounted areas:	Site Address:	Land S	South W	est of Bethel Baptist (Church,	Chignal Road, Chi	gnal Smeal	y, Chelmsford, Essex
As	Parish:	Chelm	sford		Total 9	Score:	117	
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Rating: Green	Developable Site Area	1.81			Reaso	n for		
Suitability Criteria: Suitability Rating: Green	(ha):					inted areas:		
Suitability Criteria: Surpoximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Development does not result in the loss of estabilished shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation Development does not result in the loss of estabilished shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 6 Site does not contain any askets of a contain any askets of a contain any askets of a contain any askets of site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any askets of archaeological interest Winerals of Waste Consultation Area 5 Site is not thought to contain any askets of archaeological interest Winerals of Waste Consultation Area 6 Site is not within a Minerals Safeguarding Area. Site is not within a market Consultation Area 6 Site is not within a market Consultation Area 6 Site is not within a market Consultation Area 6 Site is on thought to contain any askets of a contain any askets o	Potential Yield:	41	41			ogy:	3	
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation mpact on Retail Areas 5 Development does not result in the loss of established shops and services within Chemsford City Centre, South Woodham Ferrar Town Centre or any designated Neighbourhood Centres South Woodham Ferrar Town Centre or any designated Neighbourhood Centres South Woodham Ferrar Town Centre or any designated Neighbourhood Centres South Woodham Ferrar Town Centre or any designated Neighbourhood Centres South Woodham Ferrar Town Centre or any designated Neighbourhood Centres South Modern Provided Provi	Proposed Use:	Reside	Residential					
mpact on Retail Areas S	Suitability Criteria:					Suitability Ra	ting:	Green
Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation	•
Public Transport Site is within 400m walking distance of one or more services	Impact on Retail Areas 5			Chelmsford City Centr	e, South		•	
Site is within 100m walking distance to either a PROW or cycle network	Proximity to the Workplace	!	5	Site is within 2km wall	king dista	nce of an employm	ent allocatio	n
Jehicle Access 5	Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services	
Strategic Road Access N/A Designated Heritage Assets Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Band Classification Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use 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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/nation	PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	tance to either a PR	OW or cycle	network
Designated Heritage Assets Son-Designated Heritage Assets Son-Designated Heritage Assets Son-Designated Heritage Assets Solite does not contain any non-designated heritage assets Archaeological Assets Solite is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space Solite does not lie within an area defined as Open Space, an existing/proposed Country Park or Other' Green Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other' Green Space Solite does not lie within the Metropolitan Green Bett or Green Wedge and Classification Solite is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use Solite 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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature Foliod Risk Constraints Solite is necess of 500m from a designated AQMA Ground Condition Constraints Solite is necess of 500m from a designated AQMA Ground Condition Constraints Solite has no neighbouring constraints Accomments on Suitability Adjacent to Urban Area. In range of bus stops. Vehiculare access available from Chignal Road. Adjacent to Grade 2 listed building. Availability Criteria: Auand Ownership Auand Condition Solite does not face any known legal issues N/A Allocation Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability	Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is not thought to contain any assets of archaeological interest Minerals or Waste Consultation Area Defined Open Space Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge and Classification 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 Site is ont to 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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national feature or within 500	Strategic Road Access		N/A					
Archaeological Assets 5	Designated Heritage Assets		3	Site is adjacent to one	or more	designated heritage	e assets	
Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals of Waste Consultation Area	Non-Designated Heritage Assets 5			Site does not contain a	any non-	designated heritage	assets	
Minerals or Waste Consultation Area	Archaeological Assets 5			Site is not thought to	contain a	ny assets of archaed	ological inter	est
Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge and 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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national strain or but not natural feature or within 500m or na	Minerals & Waste Constraints 5			Minerals or Waste Consultation Area				
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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an ending natural featur	Defined Open Space 5					defined as Open Sp	ace, an exist	ing/proposed Country
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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated AQMA Site Quality Management Areas 5 Site is within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site has no neighbouring constraints 5 Site has no neighbouring constraints 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. Availability Criteria: Availability Rating: Green Achievability Criteria: Achievability Rating: Green Achievability Criteria: Achievability Rating: Green Achievability Rating: Green	Green Belt & Green Wedge 5			Site does not lie within	n the Me	tropolitan Green Be	lt or Green V	Vedge
designated protected natural feature or within 500m of an international/national designated protected natural feature Flood Risk Constraints Site is wholly within Flood Zone 1 Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is necess of 500m from a designated AQMA Ground Condition Constraints Site is necess of 500m from a designated AQMA Ground Condition Constraints Site is necess of 500m from a designated AQMA Ground Constraints Site is necess of 500m from a designated AQMA Ground Condition Constraints Site is necess of 500m from a designated AQMA Site is necess of 500m from a designated AQMA Ground Condition Availability Criteria: Availability Criteria: Availability Criteria: Availability Rating: Green Allocation N/A Allocation Comments on Availability Site not within promoters ownership. Achievability Criteria: Achievability Rating: Green	Land Classification	and Classification 3					_	
Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has no neighbouring constraints Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities Adjacent to Urban Area. In range of bus stops. Vehiculare access available from Chignal Road. Adjacent to Grade 2 listed building. Availability Criteria: Availability Rating: Availability Rating: Availability Criteria: Achievability Criteria:	Protected Natural Features 3			designated protected natural feature or within 500m of an international/national designated protected natural feature				
Ground Condition Constraints Seriound Condition Constraints Site has no neighbouring constraints Site has no neighbouring constraints Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities Seriound Condition Seriound Condition Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Seriound Condition Seriound Condition Adjacent to Urban Area. In range of bus stops. Vehiculare access available from Chignal Road. Adjacent to Grade 2 listed building. Availability Criteria: Availability Rating: Seriound Condition Seriound Condition Site does not face any known legal issues N/A Allocation Site not within promoters ownership. Achievability Criteria: Achievability Criteria: Seriound Condition Achievability Criteria: Achievability Rating: Seriound Condition Achievability Criteria: Seriound Condition Achievability Criteria: Achievability Rating: Seriound Condition Seriound Condition Achievability Criteria: Seriound Condition Achievability Criteria: Seriound Condition Achievability Criteria: Seriound Condition Achievability Criteria: Seriound Condition Seriound Condition Achievability Criteria: Seriound Condition Achievability Criteria: Seriound Condition Achievability Criteria: Seriound Condition Achievability Criteria: Seriound Condition Seriound Condition Achievability Rating: Seriound Condition Seriound Condition Achievability Rating: Seriound Condition Achievability Rating: Seriound Condition Availability Rating: Seriound Condition Seriou	Flood Risk Constraints							
Neighbouring Constraints Site has no neighbouring constraints 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 Adjacent to Urban Area. In range of bus stops. Vehiculare access available from Chignal Road. Adjacent to Grade 2 listed building. Availability Criteria: Availability Rating: Green Availability Rating: Filed by developer/willing owner/public sector Vacant land & buildings Site does not face any known legal issues N/A Allocation Comments on Availability Site not within promoters ownership. Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Achievability Rating: Green	Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
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 Adjacent to Urban Area. In range of bus stops. Vehiculare access available from Chignal Road. Adjacent to Grade 2 listed building. Availability Criteria: Availability Rating: Green Availability Rating: Jeld by developer/willing owner/public sector Availability Rating: Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site not within promoters ownership. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Jeld by developer/willing owner/public sector Achievability Rating: Achievability Rating: Green Jeld by developer/willing owner/public sector Achievability Rating: Achievability Rating: Green Jeld by developer/willing owner/public sector Achievability Rating: Achievability Rating: Green Jeld by developer/willing owner/public sector Achievability Rating: Jeld by developer/willing owner/public sector Availability	Ground Condition Constrair	nts	5	Ground treatment is not expected to be required				
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. Availability Criteria: Availability Rating: Green Availability Rating: In led by developer/willing owner/public sector Availability Rating: In led by developer/willing owner/public sector In legal Constraints In legal	Neighbouring Constraints		5	Site has no neighbouring constraints				
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Adjacent to Urban Area. In range of bus stops. Vehiculare access available from Chignal Road. Adjacent to Grade 2 listed building. Availability Criteria: Availability Rating: Green Availability Rating: Availability Rating: Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site not within promoters ownership. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Achievability Rating: Green Jegal Constraints Site not within promoters ownership. Achievability Rating: Achievability Rating: Green Jegal Constraints Jegal Constraints Site not within promoters ownership. Achievability Rating: Jegal Constraints Achievability Rating: Jegal Constraints Jegal Con	Proximity to Key Services		5					
Adjacent to Grade 2 listed building. Availability Criteria: Availability Rating: Green Availability Rating: Find Ownership Sheld by developer/willing owner/public sector Vacant land & buildings Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability Site not within promoters ownership. Achievability Criteria: Viability Sheld by developer/willing owner/public sector Vacant land & buildings Site does not face any known legal issues Achievability Site not within promoters ownership. Achievability Rating: Green Viability Sheld by developer/willing owner/public sector Achievability Rating: Green Viability Sheld by developer/willing owner/public sector Achievability Rating: Green Viability Sheld by developer/willing owner/public sector Achievability Rating: Green Viability Sheld by developer/willing owner/public sector Achievability Rating: Green Viability Sheld by developer/willing owner/public sector Achievability Rating: Green	Community Facilities		3	existing/proposed school/healthcare facility/place of worship/sports, leisure, or				
Availability Criteria: Availability Rating: Green 5 Held by developer/willing owner/public sector Jand Condition S Vacant land & buildings Jegal Constraints S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site not within promoters ownership. Achievability Criteria: Achievability Criteria: Achievability S Development is likely viable Timescale for Deliverability S Up to 5 years	Comments on Suitability		-		_	stops. Vehiculare a	ccess availab	le from Chignal Road.
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability Site not within promoters ownership. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:		.,	3333.34	J	Availability R	Rating:	Green
Legal Constraints Description Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability Site not within promoters ownership. Achievability Criteria: Viability Site not within promoters ownership. Achievability Rating: Green Timescale for Deliverability Site not within promoters ownership. Up to 5 years	Land Ownership		5	Held by developer/wil	ling own	•		
Legal Constraints 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability Site not within promoters ownership. Achievability Criteria: Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				Vacant land & building	gs			
Planning Permission or Allocation Comments on Availability Site not within promoters ownership. Achievability Criteria: Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				`		egal issues		
Comments on Availability Site not within promoters ownership. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or			1				
Achievability Criteria: Viability 5 Development is likely viable Fimescale for Deliverability 5 Up to 5 years			Site no	ot within promoters own	ership.			
/iability 5 Development is likely viable Commonweight 5 Up to 5 years 5 Up to				·	•	Achievability	Rating:	Green
Fimescale for Deliverability 5 Up to 5 years			5	Development is likely	viable			
				· · · · · ·				
	Comments on Achievability			7 30.0				

SHELAA Reference: 0	CFS83	RAG Rating:	Amber	30 May 2023			
Site Address:	Land East an	t 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	493.204		Reason for		line (0.836ha), Gas		
(ha):			discounted areas:	pipeline (0.2ha)		
Potential Yield:	6905		Typology:	23			
Proposed Use:	Mixed Use		Comments on the size of site:		e is potentially suitable ployment use		
Suitability Criteria:			Suitability Ra	nting:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation	•		
Impact on Retail Areas	5	•	ot result in the loss of establis re, South Woodham Ferrers T res	•			
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	n		
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connecti	vity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access	5	Site has direct access	to or is adjacent to the strate	gic road net	work		
Designated Heritage Assets	0	Site contains one or n	nore designated heritage asse	ets			
Non-Designated Heritage A	ssets 3	Site is adjacent to one	e or more non-designated he	itage assets			
Archaeological Assets	0	Site is thought to conf	tain one or more assets of arc	chaeological	interest		
Minerals & Waste Constrain	nts 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		n an area defined as Open Sp				
Green Belt & Green Wedge	3	Site partially lies with	in the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholly	y comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	1	25%-50% of the site a	rea is within Flood Zone 3				
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	its 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	·	out additional strain on but no nool/healthcare facility/place				
Comments on Suitability	Grade value TPO/2	2 listed building within s Protected lane within si 2002/085; 5.81ha LoWS.F	f DSB. Within range of Sandon P&R and bus stops. Possible connection to Maldon Road. sted building within site. Overlaps conservation area. Adjacent to buildings of local tected lane within site. 10.284ha protected under TPO/2010/021, TPO/2002/001, /085; 5.81ha LoWS.Priority 4 contaiminated land within site: SOPC000473, .41, SOPC000498, SOPC000497, SOPC000140, SOPC000139, SOPC0000569, chl512.				
Availability Criteria:			Availability F	lating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector	•	•		
Land Condition	3	Low intensity land use	es				
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	N/A	•					
Comments on Availability		ole ownership though proner purposes.	omoter has option to purchas	se remaining	area. Site currently in use		
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	•				
Timescale for Deliverability	5	Up to 5 years	-				

SHELAA Reference: (HELAA Reference: CFS84		RAG Rating: Red 30 May 2023				
Site Address:	Land Ea	st of T	wo Wishes, Lynfords	Drive, Runwell, Wickford,	Essex		
Parish:	Runwel			Total Score:	96		
Developable Site Area	0.44			Reason for			
(ha):				discounted areas:			
Potential Yield:	11			Typology:	17		
Proposed Use:	Residen	ntial		Comments on the size			
Cuitabilitu Cuitavia				of site:	<u> </u>	Ded	
Suitability Criteria:		_	Cita is autoida of any a	Suitability Ra		Red	
Proximity to Employment A		5		existing/proposed employme			
Impact on Retail Areas		5	•	t result in the loss of establis e, South Woodham Ferrers T es	•		
Proximity to the Workplace		5	Site is within 2km wall	king distance of an employm	ent allocatio	n	
Public Transport		0	Site is in excess of 400	m walking distance from all	services		
PROW and Cycling Connecti	vity	0	Site is not connected t	o either an existing PROW o	r cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets 5			Site does not contain a	any designated heritage asse	ets		
Non-Designated Heritage Assets 5			Site does not contain a	any non-designated heritage	assets		
Archaeological Assets 5			Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification	and Classification 0			Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	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		ot result in the loss of nor pu ool/healthcare facility/place			
Comments on Suitability		Outside	e of DSB. Contaminated	land: SOPC000853 adjacent	to north of s	ite.	
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		N/A					
Comments on Availability							
				Achievability	Rating:	Green	
Achievability Criteria:				Acilievability	muching.	UI CCII	
Achievability Criteria: Viability		5	Development is likely		mating.	Green	
Achievability Criteria: Viability Timescale for Deliverability		5	Development is likely Up to 5 years		racing.	diceii	

SHELAA Reference:	CFS85	RAG Rating:	Red	0 May 2023		
Site Address:	Land North	of Green Acres, Runwe	ll Chase, Runwell, Wickfor	d, Essex		
Parish:	Runwell	•	Total Score:	103		
Developable Site Area	0.66		Reason for			
(ha):			discounted areas:			
Potential Yield:	13		Typology:	5		
Proposed Use:	Residential		Comments on the size			
			of site:		1	
Suitability Criteria:			Suitability Ra		Red	
Proximity to Employment A	reas 5		existing/proposed employme			
Impact on Retail Areas	5		ot result in the loss of establis re, South Woodham Ferrers T res	•		
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	on	
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity 0	Site is not connected	to either an existing PROW o	r cycle netw	ork	
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A					
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ts		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	rest	
Minerals & Waste Constrain	nts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ting/proposed Country	
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within t	he Metropo	litan Green Belt or Green	
Land Classification	0 Site is predominantly Greenfield and primarily within the land class Grade 2 or Grade 3			classification/s: Grade 1,		
Protected Natural Features	Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m designated protected natural feature or within 500m of an international/nat designated protected natural feature					
Flood Risk Constraints	5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts 5	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbouring constraints				
Proximity to Key Services	0		m walking distance of one or lam Ferrers Town Centre	more service	es and the City	
Community Facilities	5	Development would r	not result in the loss of nor pu nool/healthcare facility/place			
Comments on Suitability		•	s stops. Gated access from Ly	nfords drive	. Land fronts onto Runwell	
Availability Orthodo	Chas	e with rights of access.	A)	Cupais	
Availability Criteria:	T =	Turker a 1 7 2	Availability F	kating:	Green	
Land Ownership	5		lling owner/public sector			
Land Condition	5	Vacant land & building				
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or Allocation	N/A					
Comments on Availability						
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely	•		1	
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability		1				

Site Address: Parish: Developable Site Area	Land A					*	
	Land At Green Acres, Runwell Cha			e, Runwell, Wickford, Esse	ex		
Develonable Site Area	Runwe	ell		Total Score:	106		
Developable Site Alea	0.32			Reason for			
(ha):				discounted areas:			
Potential Yield:	14			Typology:	20		
Proposed Use:	Reside	ntial		Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation		
Impact on Retail Areas			Chelmsford City Centre Neighbourhood Centre		own Centre	or any designated	
Proximity to the Workplace	!	5	Site is within 2km wall	king distance of an employm	ent allocation	n	
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connecti	ivity	0		o either an existing PROW o	-	ork	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets 5				any designated heritage asse			
Non-Designated Heritage Assets 5			Site does not contain a	any non-designated heritage	assets		
Archaeological Assets 5			Site is not thought to o	contain any assets of archaed	ological inter	est	
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge 0			The majority of the sit Wedge	e (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification 5				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 Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouri	ing constraints			
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City	
Community Facilities		5	Development would n	ot result in the loss of nor pu ool/healthcare facility/place			
Comments on Suitability			e of DSB. In range of bus with rights of access.	stops. Gated access from Ly	nfords drive.	. Land fronts onto Runwell	
Availability Criteria:		230		Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		3	Low intensity land use				
Legal Constraints		5	Site does not face any				
Planning Permission or Allocation		N/A	one does not last any	The state of the s			
Comments on Availability		Site cu	rrently in use for other p	ourposes.			
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely				
Timescale for Deliverability		5	Up to 5 years	- · · -			
Comments on Achievability			- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1-				

SHELAA Reference: CFS88		RAG Rating:	AG Rating: Yellow 30 May 202				
Site Address:	Site At Fen	n Roundabout, Burnhan	n Road, South Woodham I	Ferrers, Che	elmsford		
Parish:	South Woo	odham Ferrers	Total Score:	91			
Developable Site Area	1.05		Reason for				
(ha):			discounted areas:				
Potential Yield:	0		Typology:	34			
Proposed Use:	Employme	nt	Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Green		
Proximity to Employment A	reas N/	A					
Impact on Retail Areas	N/	A					
Proximity to the Workplace	e N/.	A					
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacer	nt to the site			
Strategic Road Access	4	Site has direct access	to or is adjacent to a primary	road netwo	rk		
Designated Heritage Assets	5		any designated heritage asse				
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	3	Site is thought to be a	adjacent to one or more asset	ts of archaeo	logical interest		
Minerals & Waste Constrain	nts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5		in an area defined as Open Sp	ace, an exist	ing/proposed Country		
		Park or 'Other' Green	Space				
Green Belt & Green Wedge	5	Site does not lie withi	in the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	3		se of any protected natural fe	atures but is	within 100m of a locally		
			natural feature or within 500				
		designated protected					
Flood Risk Constraints	5		Site is wholly within Flood Zone 1				
Air Quality Management Ar			Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain			Ground treatment is not expected to be required				
Neighbouring Constraints	N/						
Proximity to Key Services	N/						
Community Facilities	5		not result in the loss of nor pu nool/healthcare facility/place				
Comments on Suitability		acent to Urban Area. In rar ential for assets on site.	nge of bus stops. Archaeologi	cal survey ca	rried out indicates		
Availability Criteria:			Availability F	Rating:	Yellow		
Land Ownership	5	Held by developer/wi	illing owner/public sector				
Land Condition	3	Low intensity land use	es				
Legal Constraints	3	Site may possibly face	e legal issues				
Planning Permission or	N/						
Allocation							
Comments on Availability	Ор	erational requirements on s	site from UKPN. Right of acce	ss required t	o maintain electrics.		
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	viable	_			
Timescale for Deliverability		Up to 5 years					
Comments on Achievability		•					

Site Address: Land at 87 Main Road, Great Leighs, Chelmsford, Essex	SHELAA Reference:	CFS90		RAG Rating:	Amber 30 May 2023			0 May 2023	
Developable Site Area (fia): Proposed Use: Residential Residentia	Site Address:	Land a	t 87 Ma	ain Road, Great Leighs	, Chelmsford,	Essex			
Potential Yield: 21 Typology: A	Parish:	Great I	Leighs		Total Score:		108		
Potential Vield: 21	Developable Site Area	0.92			Reason for				
Proposed Use: Residential Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber	(ha):				discounted a	reas:			
Suitability Criteria: Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrees 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 2km walking distance of an employment allocation Public Transport 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 100m walking distance of one or more services PROW and Cycling Connectivity 5 Site does not contain any assignated heritage assets A route exists enabling vehicle access introAgaignent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any assets of archaeological interest Minerals assets 5 Site does not contain any assets of archaeological interest Minerals assets 6 Site does not it 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 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 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 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 an area defined as Open Space, an existing/proposed Country P	Potential Yield:	21			Typology:		4		
Suitability Criteria: Suitability Rating: Amber	Proposed Use:	Reside	ntial		Comments of	n the size			
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation					of site:				
Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbouring Contret, South Woodham Ferrers Town Centre or any designated Neighbouring Contret, South Woodham Ferrers Town Centre or any designated Neighbouring Contretivity	Suitability Criteria:		Suit	ability Ra	iting:	Amber			
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 40cm walking distance of an employment allocation Public Transport 5 Site is within 40cm walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 40cm walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 40cm walking distance 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 Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 jartially 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 weet in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is not excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is not excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is not excess of 500m from a designated AQMA Ground Condition 5 Site is no	Proximity to Employment A	reas	5	Site is outside of any e	xisting/propose	d employme	nt 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 designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site of thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals of Waste Consultation Area 6 Minerals or Waste Consultation Area 7 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space 7 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space 9 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space 9 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or "Other" Green Space 9 Site does not lie within the Metropolitan Green Belt or Green Wedge 1 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site is not lie within the Metropolitan Green Belt or Green Wedge 1 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Teach Park of the park of th	Impact on Retail Areas		5	Chelmsford City Centre	e, South Woodh		•		
PROW and Cycling Connectivity 5 Site is within 100m walking distance 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 snot thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 6 Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site has no neighbouring constraints Froximity to Key Services 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 Tp0/2003/098. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Oondition 5 Vacant land & buildings Legal Constraints 5 Site does not fiew in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Availability Criteria: Availability Criteria: Vacant land & buildings Sepanary Representation of the proper section of the proper section of the proper section	Proximity to the Workplace)	5	Site is within 2km wall	king distance of	an employm	ent allocatior	ı	
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 1 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 is in excess of 500m from a designated AQMA 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 Apiacent to DSB. In range of bus stops. Site has highway frontage. 0.104ha protected under Tp0/2003/oya. Availability Criteria:	Public Transport		5						
Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Naminerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within the Metropolitan Green Belt or Green Peaks of Other Safeguarding Area. Site is not within the M	PROW and Cycling Connect	ivity	5	Site is within 100m wa	Iking distance to	either a PR	OW or cycle i	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 Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site is predominantly or wholly comprises of one or more protected natural features Flood Risk Constraints Site is predominantly or wholly comprises of one or more protected natural features Flood Risk Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designat	Vehicle Access		5	A route exists enabling	g vehicle access	into/adjacen	t to the site		
Non-Designated Heritage Assets Archaeological Assets 5 Site is not thought to contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 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 DSs. In range of bus stops. Site has highway frontage. 0.104ha protected under TPO/2003/098. Availability Criteria: Availability Rating: Green Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or A/Allocation 5 Use to see the desired and primarily within the least of archaelity proposed school proposed	Strategic Road Access N/A								
Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is not thought to contain any assets of archaeological interest	Designated Heritage Assets 5			Site does not contain a	any designated l	neritage asse	ts		
Minerals & Waste Constraints Defined Open Space 5	Non-Designated Heritage Assets 5			Site does not contain a	any non-designa	ted heritage	assets		
Defined Open Space 5 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 Criteria: Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Site does not face any known legal issues Planning Permission or Allocation 5 Development is likely viable Timescale for Deliverability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest					
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 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 Criteria: Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Minerals & Waste Constrain	Minerals & Waste Constraints 5							
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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability Criteria: Achievability Rating: Green Viability Criteria: Achievability Rating: Green	Defined Open Space					d as Open Sp	ace, an existi	ing/proposed Country	
Protected Natural Features Grade 2 or Grade 3	Green Belt & Green Wedge	!	5	Site does not lie withir	the Metropolit	an Green Be	lt or Green W	/edge	
Flood Risk Constraints 5 Site 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 Adjacent to DSB. In range of bus stops. Site has highway frontage. 0.104ha protected under TPO/2003/098. Availability Criteria: Availability Rating: Green Land Ownership Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Overlopment is likely viable Timescale for Deliverability 5 Up to 5 years	Land Classification		0	· · · · · · · · · · · · · · · · · · ·	Greenfield and p	rimarily with	nin the land c	lassification/s: Grade 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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation 7 N/A Allocation 8 N/A Achievability Criteria: Achievability Rating: Green Timescale for Deliverability 5 Up to 5 years	Protected Natural Features		0	Site partially or wholly	comprises of o	ne or more p	rotected nati	ural features	
Ground Condition Constraints 5 Ground treatment is not expected to be required	Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Neighbouring Constraints 5 Site has no neighbouring constraints	Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Proximity to Key Services O 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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to I	oe required			
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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing 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 Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints		5	Site has no neighbouring constraints					
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Adjacent to DSB. In range of bus stops. Site has highway frontage. 0.104ha protected under TPO/2003/098. Availability Criteria: Land Ownership Land Condition S Vacant land & buildings Legal Constraints Flanning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: S Development is likely viable Timescale for Deliverability S Addievability/place of worship/sports, leisure, or recreation facility/place of worship/sports, leisure, or recreation facility Adalability Rating: Availability Rating: Achievability Rating: Green Viability S Development is likely viable Timescale for Deliverability S Up to 5 years	Proximity to Key Services		0						
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability Timescale for Deliverability Availability Rating: Availability Rating: Site does not face any known legal issues N/A Achievability Rating: Achievability Rating: Green Achievability Rating: Side of the properties of the properti	Community Facilities		3	existing/proposed sch					
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Suitability				s stops. Site has	highway fro	ntage. 0.104	ha protected under	
Legal Constraints Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Vacant land & buildings Site does not face any known legal issues N/A Achievability Rating: Green Up to 5 years	Availability Criteria:				Ava	ilability R	lating:	Green	
Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Ownership		5	Held by developer/wil	ling owner/publ	ic sector			
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Condition		5	Vacant land & building	gs				
Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Legal Constraints	5 Site does not face any kno			known legal issi	ıes			
Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			N/A	N/A					
Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years									
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Achievability Criteria:				Ach	ievability	Rating:	Green	
Timescale for Deliverability 5 Up to 5 years	<u>`</u>		5	Development is likely		•			
				· ·					
	Comments on Achievability			· · ·					

SHELAA Reference:	SHELAA Reference: CFS91		AG Rating: Amber 30 May 202				
Site Address:	Land East of	Drakes Farm, Drakes L	ane, Little Waltham, Chel	msford, Ess	ex		
Parish:	Little Waltha	m	Total Score:	83			
Developable Site Area	2.12		Reason for				
(ha):			discounted areas:				
Potential Yield:	42		Typology:	3+32+33+			
Proposed Use:	Mixed Use		Comments on the size		e is potentially suitable		
Cuitability Cuitagia			of site:		Amber		
Suitability Criteria:	raac 0	Sito is wholly/partially	Suitability Ra				
Proximity to Employment Areas 0 Impact on Retail Areas 5			ot result in the loss of establis				
Impact on Retail Areas	3		e, South Woodham Ferrers T				
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	n		
Public Transport	0	Site is in excess of 400	Om walking distance from all	services			
PROW and Cycling Connect	ivity 0	Site is not connected	to either an existing PROW o	r cycle netwo	ork		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access	0	network, a safeguarde	ess to nor is adjacent to the s ed trunk road or a B-road		network, primary road		
Designated Heritage Assets 5			any designated heritage asse				
Non-Designated Heritage A	ssets 5		any non-designated heritage				
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts 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				
			ere safeguarded infrastructui ild not have ceased prior to tl	•			
Defined Open Space	5	•	n an area defined as Open Sp				
Defined Open Space		Park or 'Other' Green	·	acc, an exist	mg/proposed country		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholly	y comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 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					
0 " 5 ""		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			es Lane employment area. Ac	,	, , ,		
	and h	as frontage onto Drakes	Lane. 1.51ha protected unde		076.		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	5	Vacant land & building	•				
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	N/A						
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	•				
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		1					

SHELAA Reference:	IELAA Reference: CFS92		RAG Rating:	: Red 30 May 202			
Site Address:	Land So	uth of	4 Glenside Parsonage	Lane, Margaretting, Inga	atestone, Es	ssex	
Parish:	Margare	etting		Total Score:	89		
Developable Site Area	3.09			Reason for			
(ha):				discounted areas:			
Potential Yield:	61			Typology:	3		
Proposed Use:	Residen	tial		Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	reas !	5	Site is outside of any e	xisting/proposed employme		•	
Impact on Retail Areas		5	'	t result in the loss of establis e, South Woodham Ferrers T es			
Proximity to the Workplace	. (0	Site is in excess of 2km	n walking distance of an emp	loyment allo	cation	
Public Transport	Į,	5	Site is within 400m wa	lking distance of one or mor	e services		
PROW and Cycling Connect	ivity	0	Site is not connected t	o either an existing PROW o	r cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets 3			Site is adjacent to one	or more designated heritage	e assets		
Non-Designated Heritage Assets 5			Site does not contain a	any non-designated heritage	assets		
Archaeological Assets 5			Site is not thought to o	contain any assets of archaed	ological inter	est	
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space 5			Park or 'Other' Green		•	,	
Green Belt & Green Wedge	Green Belt & Green Wedge 0			e (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification 0			Site is predominantly of Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features	(0	Site partially or wholly	comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints	Į,	5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas !	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	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	(conser	vation area. 0.159ha pro	s stops. Possible access from stected under TPO/2016/036			
A . 11 . L 111 . O 11 . 1		SOPC0	UU/16 adjacent to north	ern boundary of the site.	\ - • • ·	Ta	
Availability Criteria:			I	Availability F	katıng:	Green	
Land Ownership		5		ling owner/public sector			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		N/A					
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely				
		5	Up to 5 years				
Timescale for Deliverability							

SHELAA Reference: CFS93		RAG Rating:	RAG Rating: Amber 30 May 20				
Site Address:	Land Wes	t of Back Lane and West	of Playing Fields, East of	Ford End, Fo	rd End, Chelmsford		
Parish:	Great Wa	ltham	Total Score:	111			
Developable Site Area	5.7		Reason for				
(ha):			discounted areas:				
Potential Yield:	98		Typology:	2			
Proposed Use:	Residenti	al	Comments on the size				
			of site:				
Suitability Criteria:			Suitability R	Rating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employm	ent allocation			
Impact on Retail Areas	5	Chelmsford City Cent Neighbourhood Cent		Town Centre	or any designated		
Proximity to the Workplace	5	Site is within 2km wa	alking distance of an employr	ment allocatio	n		
Public Transport	5		valking distance of one or mo				
PROW and Cycling Connect		Site is within 100m v	valking distance to either a P	ROW or cycle	network		
Vehicle Access	5	A route exists enabli	ng vehicle access into/adjace	ent to the site			
Strategic Road Access		/A					
Designated Heritage Assets	5	Site does not contain	n any designated heritage ass	sets			
Non-Designated Heritage A	ssets 5	Site does not contain	n any non-designated heritag	e assets			
Archaeological Assets	5	Site is not thought to	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Park or 'Other' Green					
Green Belt & Green Wedge	5		nin the Metropolitan Green B				
Land Classification	0	Grade 2 or Grade 3	y Greenfield and primarily wi				
Protected Natural Features	3		ise of any protected natural f d natural feature or within 50 d natural feature				
Flood Risk Constraints	5	Site is wholly within	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 50	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts 5	Ground treatment is	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbou	iring 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	Ad	djacent to DSB. In range of b	ous stops.				
Availability Criteria:			Availability	Rating:	Green		
Land Ownership	5	Held by developer/w	villing owner/public sector				
Land Condition	5	Vacant land & building					
Legal Constraints	5	Site does not face an					
Planning Permission or		/A	-				
Allocation							
Comments on Availability							
Achievability Criteria:			Achievabilit	y Rating:	Green		
		5 1					
Viability	5	Development is likely	y viable				
Viability Timescale for Deliverability	5	Up to 5 years	y viable				

SHELAA Reference: CFS94		RAG Rating: Amber 30 May 2023					
Site Address:	Land Sout	h East of Little Waltham	, East an	d West of Essex Re	egiment Wa	y, Little Waltham and	
	Broomfiel	oomfield, Chelmsford Essex					
Parish:	Broomfiel	d	Total	Total Score: 81			
Developable Site Area	154.3		Reaso	on for			
(ha):			disco	unted areas:			
Potential Yield:	2160		Typol	ogy:	23		
Proposed Use:	Mixed Us	2		ments on the size		e is potentially suitable	
6 2 1 1 2 2 6 2 1 1 2 1			of site			ployment use	
Suitability Criteria:		1 20 1 1 1 1 1 1 1		Suitability Ra		Amber	
Proximity to Employment A		Site is wholly/partial				•	
Impact on Retail Areas	5	Development does r Chelmsford City Cen Neighbourhood Cen	tre, South		•		
Proximity to the Workplace	5	Site is within 2km wa		ance of an employm	ent allocation	า	
Public Transport	5	Site is within 400m v	walking di	stance of one or mor	e services		
PROW and Cycling Connec		Site is within 100m v	walking di	stance to either a PR	OW or cycle r	network	
Vehicle Access	5	A route exists enabli	ng vehicle	access into/adjacen	t to the site		
Strategic Road Access	5	Site has direct access	s to or is a	djacent to the strate	gic road netv	work	
Designated Heritage Assets	5 0	Site contains one or	more des	ignated heritage asse	ets		
Non-Designated Heritage A		Site does not contain	n any non	-designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain :	any assets of archaed	ological intere	est	
Minerals & Waste Constrai		Site is wholly or part	ially withi	n an identified Mine	rals Consultat	tion Area and/or Waste	
		Consultation Area w	Consultation Area where safeguarded infrastructure is permanent in nature or where the				
		-		•		delivery of development	
Defined Open Space	3	Site partially lies with Park or 'Other' Gree		a defined as Open Sp	oace, an exist	ing/proposed Country	
Green Belt & Green Wedge	2 3	Site partially lies with	-	etropolitan Green Be	elt or Green V	Vedge	
Land Classification	0					lassification/s: Grade 1,	
		Grade 2 or Grade 3					
Protected Natural Features		Site partially or who			rotected nati	ural features	
Flood Risk Constraints	2	Up to 25% of the site					
Air Quality Management A		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai		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				
Community on College III.	14/	facility/place of worship/sports, leisure, or recreation facility Within Urban Area. Overlaps Mid-Essex gravel site. Within range of Chelmer Valley P&R and bus					
Comments on Suitability		ops. Grade 2 listed building					
		otected under TPO/2017/0			-	· ·	
		a Essex Wildlife Trust Natu					
		PC000527. Contaminated	land Prior	ity 2: SOPC000248. F	listoric landfi	II: EAHLD01001,	
	E A	.HLD01721.				T	
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership	5	Held by developer/w		ner/public sector			
Land Condition	2	Established multiple					
Legal Constraints	5		Site does not face any known legal issues				
Planning Permission or		•	s already allocated in the Local Plan forming part of SGS6. See 22/00001/MAS,				
Allocation		2/01950/OUT					
Comments on Availability		rt of site currently in use fo	or other p	<u>.</u>		1	
Achievability Criteria :				Achievability	Rating:	Green	
Viability	5	Development is likel	y viable				
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability	/	<u> </u>					

SHELAA Reference:	CFS95		RAG Rating:	Red	3(0 May 2023	
Site Address:	Wood F	arm, S	tock Road, Galleywoo	od, Chelmsford, Essex, CM	12 8JU		
Parish:	Galleyw	ood/		Total Score:	93		
Developable Site Area	32.97			Reason for			
(ha):				discounted areas:			
Potential Yield:	404			Typology:	27		
Proposed Use:	Residen	itial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra		Red	
Proximity to Employment A		5		xisting/proposed employme			
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres				
Proximity to the Workplace	!	5	Site is within 2km wall	king distance of an employm	ent allocation	n	
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity	0	Site is not connected t	o either an existing PROW o	r cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		5	Site does not contain a	any designated heritage asse	ts		
Non-Designated Heritage A		5		any non-designated heritage			
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts	5		is within a Minerals Safegua	rding Area. S	ite is not within a	
Defined Ones Cores		_	Minerals or Waste Cor	nsultation Area n an area defined as Open Sp	an avist	ing/proposed Country	
Defined Open Space		5	Park or 'Other' Green		ace, an exist	ing/proposed Country	
Green Belt & Green Wedge		0		e (90% or more) lies within t	he Metropoli	itan Green Belt or Green	
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		e of any protected natural fe natural feature or within 500			
			designated protected				
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Ar		5		m from a designated AQMA			
Ground Condition Constrain		3		xpected to be required on p			
Neighbouring Constraints		0		constraints with no potentia			
Proximity to Key Services		3	Woodham Ferrers Tov	king distance of all services a	nd/or the Cit	y centre/south	
Community Facilities		3	Development would p	ut additional strain on but no ool/healthcare facility/place			
Comments on Suitability		Outside EAHLD	•	stops. Priority 4 contaminat	ed land: SOP	C000810. Historic landfill:	
Availability Criteria:		LATILD.	3.030.	Availability F	Rating:	Yellow	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		3	Low intensity land use				
Legal Constraints		3	Site may possibly face				
Planning Permission or		N/A	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	<u> </u>			
Allocation		-,					
Comments on Availability		Potenti	ial issues with site acces	s. Site in use for other purpo	ses.		
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely	•		1	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			ı				

Parish: Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access	Galleywer 18.9 324 Resident eas frity frity frity frity frity frity frity frity frity frity	ood	Site is outside of any e Development does not Chelmsford City Centre Neighbourhood Centre Site is within 2km walk Site is within 400m wa Site is within 100m wa	ck Road, Galleywood, Che Total Score: Reason for discounted areas: Typology: Comments on the size of site: Suitability Ra xisting/proposed employme t result in the loss of establis e, South Woodham Ferrers T es king distance of an employme tliking distance of one or more	101 1 ating: nt allocation hed shops ar own Centre	Red nd services within or any designated
Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access	18.9 324 Resident eas tity tity tity tity	tial 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Development does not Chelmsford City Centre Neighbourhood Centre Site is within 2km walk Site is within 400m wa Site is within 100m wa	Reason for discounted areas: Typology: Comments on the size of site: Suitability Raxisting/proposed employme t result in the loss of establise, South Woodham Ferrers Tessing distance of an employment	1 ating: nt allocation hed shops ar own Centre	nd services within or any designated
(ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access	as the state of th	5 5 5 5 5 5	Development does not Chelmsford City Centre Neighbourhood Centre Site is within 2km walk Site is within 400m wa Site is within 100m wa	discounted areas: Typology: Comments on the size of site: Suitability Raixisting/proposed employme t result in the loss of establise, South Woodham Ferrers Testing distance of an employment of the size of th	ating: nt allocation hed shops ar own Centre	nd services within or any designated
Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access	eas !	5 5 5 5 5 5	Development does not Chelmsford City Centre Neighbourhood Centre Site is within 2km walk Site is within 400m wa Site is within 100m wa	Typology: Comments on the size of site: Suitability Raxisting/proposed employme t result in the loss of establise, South Woodham Ferrers Testing distance of an employment	ating: nt allocation hed shops ar own Centre	nd services within or any designated
Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access	eas !	5 5 5 5 5 5	Development does not Chelmsford City Centre Neighbourhood Centre Site is within 2km walk Site is within 400m wa Site is within 100m wa	Comments on the size of site: Suitability Raixisting/proposed employme t result in the loss of establise, South Woodham Ferrers Tessing distance of an employment	ating: nt allocation hed shops ar own Centre	nd services within or any designated
Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access	eas !	5 5 5 5 5 5	Development does not Chelmsford City Centre Neighbourhood Centre Site is within 2km walk Site is within 400m wa Site is within 100m wa	of site: Suitability Ra existing/proposed employme t result in the loss of establis e, South Woodham Ferrers T es king distance of an employme	nt allocation hed shops ar own Centre	nd services within or any designated
Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access	rity !	5 5 5 5	Development does not Chelmsford City Centre Neighbourhood Centre Site is within 2km walk Site is within 400m wa Site is within 100m wa	xisting/proposed employme t result in the loss of establis e, South Woodham Ferrers T es king distance of an employm	nt allocation hed shops ar own Centre	nd services within or any designated
Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access	rity !	5 5 5 5	Development does not Chelmsford City Centre Neighbourhood Centre Site is within 2km walk Site is within 400m wa Site is within 100m wa	t result in the loss of establis e, South Woodham Ferrers T es king distance of an employm	hed shops ar own Centre	nd services within or any designated
Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access	rity !	5 5 5	Chelmsford City Centre Neighbourhood Centre Site is within 2km walk Site is within 400m wa Site is within 100m wa	e, South Woodham Ferrers T es king distance of an employm	own Centre	or any designated
Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access	rity :	5 5 5	Site is within 400m wa Site is within 100m wa		ent allocatio	
PROW and Cycling Connective Vehicle Access Strategic Road Access	rity !	5 5	Site is within 100m wa	Ilking distance of one or more		n
Vehicle Access Strategic Road Access		5		0	e services	
Strategic Road Access			A route evicte enablis	lking distance to either a PRO		network
	į	NI/A	A route exists enabling	g vehicle access into/adjacen	t to the site	
Destaurable data to the control of t		IN/H				
Designated Heritage Assets		5	Site does not contain a	any designated heritage asse	ts	
Non-Designated Heritage Ass						
Archaeological Assets		5	Site is not thought to o	contain any assets of archaec	ological inter	est
Minerals & Waste Constraint	:S !	5	Minerals or Waste Cor			
Defined Open Space		5	Site does not lie withir Park or 'Other' Green !	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	(0	The majority of the site Wedge	e (90% or more) lies within the	he Metropol	itan Green Belt or Green
Land Classification	(0	Site is predominantly 0 Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,
Protected Natural Features	3	3		e of any protected natural fea natural feature or within 500 natural feature		
Flood Risk Constraints	ŗ	5	Site is wholly within Flo	ood Zone 1		
Air Quality Management Are	as !	5	Site is in excess of 500	m from a designated AQMA		
Ground Condition Constraint	:s !	5	Ground treatment is n	ot expected to be required		
Neighbouring Constraints	(0	Site has neighbouring	constraints with no potentia	l for mitigation	on
Proximity to Key Services	0	0		n walking distance of one or i am Ferrers Town Centre	more service	es and the City
Community Facilities	3	3		ut additional strain on but no ool/healthcare facility/place		
Comments on Suitability		Outside	e of DSB. In range of bus	stops.		
Availability Criteria:				Availability R	Rating:	Green
Land Ownership		5	Held by developer/will	ling owner/public sector		
Land Condition	Į.	5	Vacant land & building	gs		
Legal Constraints	Į.	5	Site does not face any	known legal issues		
Planning Permission or Allocation		N/A	·			
Comments on Availability						
Achievability Criteria:				Achievability	Rating:	Green
Viability		5	Development is likely v			
Timescale for Deliverability		<u>5</u> 5	Up to 5 years	-		
Comments on Achievability		-				

Suitability Criteria: Suitability Rating: Red	SHELAA Reference:	CFS97		RAG Rating:	Red		3	0 May 2023
Developable Site Area (h.s.): Potential Yield: 122	Site Address:	Land S	South of	A12 and East of Stoc	k Road,	Galleywood, Chel	msford, Ess	ex
Comments on the size Comments on the size Comments on the size	Parish:	Galley	wood		Total 9	Score:	98	
Protential Yield: Proposed Use: Residential	Developable Site Area	7.12			Reaso	n for	Gas pipe	and Buffer (1.08ha)
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Red	(ha):				discou	inted areas:		
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Cheimstord City Centres, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 24m walking distance of an employment allocation Proximity to the Workplace 5 Site is within 24m walking distance of one or more services PROW and Cycling Connectivity 5 Site is within 24m walking distance to either a PROW or cycle network PROW and Cycling Connectivity 5 A route exist enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Archaeological Assets 5 Site does not contain any designated heritage assets Archaeological Assets 5 Site does not contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals & Green Wedge 1 Site does not contain any assets of pace, an existing/proposed Country Park or Other Green Space On Streen Space 1 Site does not contain any assets of archaeological interest Park or Other Green Space On Streen Space On	Potential Yield:	122			Typolo	ogy:	2	
Proximity to Employment Areas Impact on Retail Areas Impact on Retail Areas Impact on Retail Areas S Development does not result in the loss of established shops and services within Chemsford City Centre, South Woodham Ferres Town Centre or any designated Neighbourhood Centres Proximity to the Workplace S Site is within Exham walking distance of an employment allocation Site is within Exham walking distance of one or more services PROW and Cycling Connectivity S Site is within 100m walking distance of one or more services PROW and Cycling Connectivity S Site is within 100m walking distance to either a PROW or cycle network Vehicle Access S PROW and Cycling Connectivity S Site does not contain any designated heritage assets S Strategic Road Access N/A Designated Heritage Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any assets of archaeological interest Minerals or Waste Consultation Area Defined Open Space S Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Usedge Land Classification Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge Land Classification Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints Site is wholly within Flood Zone 1 Site partially or wholly comprises of one or more services and the City Centre/South wolld woodham Ferres Town Centre Comments on Suitability O Site is in excess of Som making darker of one or more services and the City Centre/South Woodham Ferre	Proposed Use:	Reside	ential					
Impact on Retail Areas S	Suitability Criteria:					Suitability Ra	ting:	Red
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5	Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation	
Public Transport PROW and Cycling Connectivity Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Site is within 100m walking distance 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 Archaeological Assets 5 Site is not thought to contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification 2 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is handly within Flood Zone 1 Air Quality Management Areas 5 Site is handly within Flood Zone 1 Air Quality Management Areas 6 Ground treatment is not expected to be required Proximity to Key Services 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 Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5	Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated
PROW and Cycling Connectivity 5 Site is within 100m walking distance 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 does not contain any non-designated heritage assets Archaeological Assets 5 Site does not tontain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification 2 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features 5 Site 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 Site is in excess of 500m from a designated AQMA Neighbouring Constraints O Site has neighbouring constraints with no potential for mitigation Proximity to Key Services 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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Availability Criteria: Vacant land & buildings Site does not face any		!						n
Vehicle Access S	·		5					
Designated Heritage Assets 5 Site does not contain any designated heritage assets 5 Site does not contain any non-designated heritage assets 5 Site does not contain any non-designated heritage assets 7 Achievability Rating: Green 1 Achievability Criteria: 1 Achievability Criteria: 5 Development is likely viable 5 Up to 5 years 5 Development is likely viable 5 Up to 5 years 1 1 1 1 1 1 1 1 1	PROW and Cycling Connect	ivity	5					network
Designated Heritage Assets 5	Vehicle Access			A route exists enabling vehicle access into/adjacent to the site				
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 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 Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Flanning Permission or Allocation 5 Site does not face any known legal issues Planning Permission or Allocation 5 Site does not face any known legal issues Planning Permission or Allocation 5 Site does not face any known legal issues Viability 5 Development is likely viable	Strategic Road Access		N/A					
Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is shan Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	Designated Heritage Assets		5	Site does not contain a	any desig	nated heritage asse	ts	
Minerals & Waste Constraints Defined Open Space 5 Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets	
Defined Open Space 5 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. Availability Criteria: Land Ownership Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaed	ological inter	est
Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Wedge 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 is 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 Criteria: Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Development is likely viable	Minerals & Waste Constrain	nts	5				rding Area. S	Site is not within a
Wedge	Defined Open Space		5			defined as Open Sp	ace, an exist	ing/proposed Country
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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Green Belt & Green Wedge		0		e (90% o	r more) lies within t	he Metropol	itan Green Belt or Green
Flood Risk Constraints Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has neighbouring constraints with no potential for mitigation Proximity to Key Services OSite has neighbouring constraints with no potential for mitigation Proximity to Key Services OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 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. Availability Criteria: Land Ownership Land Condition SUacant land & buildings Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Overlopment is likely viable Timescale for Deliverability Development is likely viable	Land Classification		0		Greenfiel	d and primarily with	nin the land o	classification/s: Grade 1,
Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has neighbouring constraints with no potential for mitigation Proximity to Key Services Site in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Suevelopment 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. Availability Criteria: Land Ownership Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Jeen Achievability Rating: Green Jeen Achievability Rating: Achievability Rating	Protected Natural Features		0				rotected nat	ural features
Ground Condition Constraints 5 Ground treatment is not expected to be required	Flood Risk Constraints		5					
Neighbouring Constraints O Site has neighbouring constraints with no potential for mitigation Proximity to Key Services O 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. Availability Criteria: Availability Rating: Green Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Air Quality Management Ar	eas	5	Site is in excess of 500	m from a	designated AQMA		
Proximity to Key Services O 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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Ground Condition Constrain	nts	5	Ground treatment is n	ot expec	ted to be required		
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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing 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 Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints		0	Site has neighbouring	constrair	nts with no potentia	l for mitigation	on
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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Proximity to Key Services		0				more service	s and the City
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability Availability Rating: Green Availability Rating: Green Availability Rating: Green Availability Rating: Green Un to 5 years	Community Facilities		3	existing/proposed sch				
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Suitability				stops. Ir	formal access off Ba	akers Lane. 1	17ha protected under
Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:					Availability R	lating:	Green
Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Ownership		5	Held by developer/wil	ling own	er/public sector		
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				Vacant land & building	gs			
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				Site does not face any	known le	egal issues		
Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or			•				
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years								
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years						Achievability	Rating:	Green
Timescale for Deliverability 5 Up to 5 years	-		5	Development is likely	viable			
				, 50.0				

SHELAA Reference:	CFS98		RAG Rating:	Gree	n	3	0 May 2023	
Site Address:	Site Sou	uth of \		East of I	North Court Road	, Little Walt	tham, Chelmsford,	
	Essex							
Parish:	Broomf	ield		Total S	core:	111		
Developable Site Area	1.7			Reasor	n for			
(ha):				discou	nted areas:			
Potential Yield:	38			Typolo	•	3		
Proposed Use:	Residen							
				of site:				
Suitability Criteria:					Suitability Ra	iting:	Green	
Proximity to Employment	Areas	5	Site is outside of any e	existing/pi	oposed employme	nt allocation		
Impact on Retail Areas		5	Development does no			•		
			Chelmsford City Centr		Voodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	2	5	Neighbourhood Centre Site is within 2km wall		nce of an employme	ant allocation	<u> </u>	
Public Transport		<u>5</u> 5						
PROW and Cycling Connec		5 Site is within 400m walking distance of one or more services 5 Site is within 100m walking distance to either a PROW or cycle network						
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site						network		
Strategic Road Access		N/A	oute exists enabling					
Designated Heritage Assets	5	Site does not contain a	anv desigr	nated heritage asset	ts			
Non-Designated Heritage Assets			Site does not contain any non-designated heritage assets					
Archaeological Assets		5	Site is not thought to	-			est	
Minerals & Waste Constrai		5	Less than 5ha of a site	is within	a Minerals Safegua	rding Area. S	ite is not within a	
			Minerals or Waste Cor	nsultation	Area			
Defined Open Space		5	Site does not lie within		defined as Open Sp	ace, an exist	ing/proposed Country	
Corres Delt O Corres Wester	_	_	Park or 'Other' Green	-	vanalitan Graan Bal	h C \	1	
Green Belt & Green Wedge		5	Site does not lie within		•			
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3					
Protected Natural Feature	5	0	Site partially or wholly	/ comprise	es of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Fl	•				
Air Quality Management A	reas	5	Site is in excess of 500	m from a	designated AQMA			
Ground Condition Constrai		5	Ground treatment is n	not expect	ed to be required			
Neighbouring Constraints		5	Site has no neighbouri	ing constr	aints			
Proximity to Key Services		3	Site is within 2km wall	_		nd/or the Cit	y Centre/South	
Community Facilities		3	Woodham Ferrers Tov Development would p			nt result in th	ne loss of on an	
Community racintles		3	existing/proposed sch					
			recreation facility	•				
Comments on Suitability		Adjace	nt to DSB. In range of bເ	us stops. 0	.08ha protected un	der TPO/200	05/051.	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil	lling owne	r/public sector		•	
Land Condition		5	Vacant land & building	_				
Legal Constraints		5	Site does not face any	known le	gal issues			
Planning Permission or		N/A						
Allocation								
Comments on Availability								
Achievability Criteria					Achievability	Rating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability	/	5	Up to 5 years					
Comments on Achievability	/		<u> </u>					

SHELAA Reference:	CFS99		RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land S	outh of	A414 and North of Sa	andon Village, Maldon Ro	ad, Sandon,	, Chelmsford, Essex		
Parish:	Sandor	1		Total Score:	102			
Developable Site Area	33			Reason for	Electricity	/ line (0.18ha)		
(ha):				discounted areas:				
Potential Yield:	404			Typology:	27			
Proposed Use:	Reside	ntial		Comments on the size of site:				
Suitability Criteria:				Suitability Ra	ating:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme				
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres					
Proximity to the Workplace	j	5	Site is within 2km wall	king distance of an employm	ent allocation	n		
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	;	3	Site is adjacent to one	or more designated heritage	e assets			
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets								
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest				est				
Minerals & Waste Constrain	nts	O Site is wholly or partially within an identified Minerals Consultation Area and/or Wa Consultation Area where safeguarded infrastructure is permanent in nature or whe allocated activity would not have ceased prior to the intended delivery of developm						
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge		5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features		3		e of any protected natural fe natural feature or within 500 natural feature				
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management Ar	.036	5	·	m from a designated AQMA				
Ground Condition Constrain		5		ot expected to be required				
Neighbouring Constraints	111.5	0		constraints with no potentia	l for mitigation	on		
Proximity to Key Services		3		king distance of all services a				
Community Facilities		3	Development would p	ut additional strain on but no ool/healthcare facility/place				
Comments on Suitability				n range of Sandon P&R and b	us stops. Adj	jacent to Grade 2 listed		
		buildin	g. Adjacent to conservat	ion area.				
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector		-		
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any					
Planning Permission or Allocation		N/A	<u>, '</u>	-				
Comments on Availability		Site no	t within promoters own	ership.				
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely	•		3.00		
Timescale for Deliverability		5	Up to 5 years	vidore				
		5	op to 3 years					
Comments on Achievability								

SHELAA Reference:	CFS101	<u> </u>	RAG Rating:	Aml	per	3	0 May 2023
Site Address:	Land No	orth W	est of Park and Ride	Γerminι	ıs, Woodhill Road,	Sandon, Ch	elmsford, Essex
Parish:	Sandon				Score:	94	
Developable Site Area	13.44			Reaso	on for	Electricity	line (0.06ha)
(ha):				disco	unted areas:		·
Potential Yield:	230			Typol	ogy:	1	
Proposed Use:	Resider	ntial			ments on the size		
				of site	e: 		
Suitability Criteria:					Suitability Ra	ating:	Amber
Proximity to Employment A	reas	0	Site is wholly/partially	located	within an existing/p	roposed emp	loyment allocation
Impact on Retail Areas		5	Development does no Chelmsford City Centr			•	
			Neighbourhood Centr		Woodinani refress i	OWII CCITETO	or any acsignated
Proximity to the Workplace	9	5	Site is within 2km wal		ance of an employm	ent allocation	า
Public Transport		5	Site is within 400m wa	alking dis	stance of one or mor	e services	
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	stance to either a PR	OW or cycle i	network
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets	3	5	Site does not contain	any desi	gnated heritage asse	ets	
Non-Designated Heritage A	ssets	5	Site does not contain				
Archaeological Assets		0	· ·	to contain one or more assets of archaeological interest			
Minerals & Waste Constrain	nts	2		te is wholly or partially within an identified Minerals Safeguarding Area and requires orther assessment to be undertaken in the form of a Minerals Resource Assessment			
Defined Open Space		5	Site does not lie within				
Beilled Open Space			Park or 'Other' Green			,	6, p = p = = = = = , p
Green Belt & Green Wedge	!	5	Site does not lie within	n the Me	etropolitan Green Be	lt or Green W	/edge
Land Classification		0		Greenfie	eld and primarily with	nin the land c	lassification/s: Grade 1,
Donto de d'Alexand Frankois		_	Grade 2 or Grade 3 Site is in excess of 100	lm of an	u la callu da cianata d	aratastad nat	tural factures and in
Protected Natural Features	•	5	excess of 500m of any				
Flood Risk Constraints		5	Site is wholly within Fl		_	, p. 0 to c	New Hataran Federal Co
Air Quality Management Ar	reas	5	Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrain		5	Ground treatment is n	ot expe	cted to be required		
Neighbouring Constraints		0	Site has neighbouring	constrai	nts with no potentia	I for mitigation	on
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tox			nd/or the Cit	y Centre/South
Community Facilities		3	Development would p			ot result in th	ie loss of on an
		-	existing/proposed sch				
			recreation facility				
Comments on Suitability		Within Road.	Urban Area. Within ran	ge of Sai	ndon P&R and bus st	ops. Informa	l access exists off Maldon
Availability Criteria:					Availability F	Rating:	Yellow
Land Ownership		3	Promoter has an optic	on to nur	•		
Land Condition		5	Vacant land & building				0
Legal Constraints		3	Site may possibly face		ues		
Planning Permission or Allocation			already allocated in t			t of SGS3. S	ee 22/00916/OUT
Comments on Availability		Landov	vner/s have not been in	volved ir	n submission. No evi	dence of land	lowner/s support with
,		submis	sion. Overhead electric	supply c	ables run through th	e site. Site no	ot within promoters
Achievability Criteria:			•		Achievability	Rating:	Green
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
Comments on Acmevability							

SHELAA Reference: 0	CFS102		RAG Rating:	Yellow	3	0 May 2023
Site Address:	Land at	Garag	e Block and West of 5	to 11 Cards Road, Sando	n, Chelmsfo	ord, Essex
Parish:	Sandon			Total Score:	99	
Developable Site Area	8.82			Reason for	Electricity	line (0.02ha), Gas pipe
(ha):				discounted areas:	and Buffe	r (0.37ha)
Potential Yield:	151			Typology:	2	
Proposed Use:	Residen	tial		Comments on the size of site:		
Suitability Criteria:				Suitability Ra	ating:	Yellow
Proximity to Employment A	reas !	5	Site is outside of any e	xisting/proposed employme	nt allocation	•
Impact on Retail Areas	!	5	•	t result in the loss of establis e, South Woodham Ferrers 1 es	•	
Proximity to the Workplace		5	Site is within 2km wall	king distance of an employm	ent allocation	n
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services	
PROW and Cycling Connecti	ivity	5	Site is within 100m wa	lking distance to either a PR	OW or cycle	network
Vehicle Access	ļ	5	A route exists enabling	g vehicle access into/adjacen	nt to the site	
Strategic Road Access		N/A				
Designated Heritage Assets	3	3	Site is adjacent to one	or more designated heritage	e assets	
Non-Designated Heritage As	Heritage Assets 5 Site does not contain any non-designated heritage assets					
Archaeological Assets	ļ	5	Site is not thought to	contain any assets of archaed	ological inter	est
Minerals & Waste Constrain	nts (0	Site is wholly or partially within an identified Minerals Consultation Area and/or Wa Consultation Area where safeguarded infrastructure is permanent in nature or whe allocated activity would not have ceased prior to the intended delivery of developm			
Defined Open Space	į	5		n an area defined as Open Sp		
Green Belt & Green Wedge		5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge
Land Classification	(Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3			lassification/s: Grade 1,	
Protected Natural Features	(0	Site partially or wholly	comprises of one or more p	rotected nat	ural features
Flood Risk Constraints	2	2	Up to 25% of the site a	area is within Flood Zone 3		
Air Quality Management Are	eas !	5	Site is in excess of 500	m from a designated AQMA		
Ground Condition Constrain	nts !	5	Ground treatment is n	ot expected to be required		
Neighbouring Constraints	Į.	5	Site has no neighbouri	ing constraints		
Proximity to Key Services		3	Woodham Ferrers Tov			
Community Facilities		3	existing/proposed sch recreation facility	ut additional strain on but no ool/healthcare facility/place	of worship/s	ports, leisure, or
Comments on Suitability			nt to DSB. In range of bu .093ha protected under	is stops. Vehicle access via Ci TPO/2000/056.	ard's Road. A	djacent to conservation
Availability Criteria:				Availability F	Rating:	Green
Land Ownership		5	Held by developer/wil	ling owner/public sector		
Land Condition	ļ	5	Vacant land & building	gs		
Legal Constraints	3	3	Site may possibly face	legal issues		
Planning Permission or		N/A	•			
Allocation						
Comments on Availability			·	ieve access. Overhead electient potential. Site not within		_
Achievability Criteria:				Achievability	/ Rating:	Green
Viability		5	Development is likely	•		1
		<u>-</u> 5	Up to 5 years			
Timescale for Deliverability		5	op to 5 years			

SHELAA Reference: (CFS103	RAG Rating:	Amber	3	0 May 2023
Site Address:	Land East o	f The Willows, East Han	ningfield Road, Rettendo	n, Chelmsfo	rd, Essex
Parish:	Rettendon		Total Score:	108	
Developable Site Area	0.73		Reason for		
(ha):			discounted areas:		
Potential Yield:	14		Typology:	5	
Proposed Use:	Residential		Comments on the size		
			of site:		
Suitability Criteria:			Suitability R	ating:	Amber
Proximity to Employment A	reas 5	Site is outside of any o	existing/proposed employm	ent allocation	
Impact on Retail Areas	5	Development does no	ot result in the loss of establi	shed shops ar	nd services within
		Neighbourhood Centr			
Proximity to the Workplace	0	Site is in excess of 2kr	n walking distance of an em	ployment allo	cation
Public Transport	5		alking distance of one or mo		
PROW and Cycling Connecti	vity 5	Site is within 100m wa	alking distance to either a PI	ROW or cycle	network
Vehicle Access	5	A route exists enablin	g vehicle access into/adjace	nt to the site	
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain	any designated heritage ass	ets	
Non-Designated Heritage As	ssets 5	Site does not contain	any non-designated heritag	e assets	
Archaeological Assets	5	Site is not thought to	contain any assets of archae	ological inter	est
Minerals & Waste Constrain	its 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegu nsultation Area	arding Area. S	Site is not within a
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open S Space	pace, an exist	ing/proposed Country
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green B	elt or Green V	Vedge
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	thin the land o	classification/s: Grade 1
Protected Natural Features	3		e of any protected natural for natural feature or within 50 natural feature		
Flood Risk Constraints	5	Site is wholly within F			
Air Quality Management Are		Site is in excess of 500	Om from a designated AQMA	4	
Ground Condition Constrain		Ground treatment is r	not expected to be required		
Neighbouring Constraints	5	Site has no neighbour			
Proximity to Key Services	0		n walking distance of one or	more service	s and the City
			am Ferrers Town Centre		<u>. </u>
Community Facilities	5		not result in the loss of nor p		
		J	nool/healthcare facility/place	e of worship/s	sports, leisure, or
Commonto en Cuita-billa	0	recreation facility	s stone Within 100m of The	Millouis /Leva	/C)
Comments on Suitability	Outs	in range of bus are of bus	s stops. Within 100m of The		, T
Availability Criteria:			Availability	Kating:	Green
Land Ownership	5		lling owner/public sector		
Land Condition	5	Vacant land & building			
Legal Constraints	5	Site does not face any	known legal issues		
Planning Permission or Allocation	N/A	ı			
Comments on Availability					1
· · · · · · · · · · · · · · · · · · ·			Achievabilit	y Rating:	Green
Achievability Criteria:	5	Development is likely	Achievabilit viable	y Rating:	Green
· · · · · · · · · · · · · · · · · · ·	5	Development is likely Up to 5 years		y Rating:	Green

SHELAA Reference: 0	CFS104		RAG Rating:	Yellov	W	3	0 May 2023	
Site Address:	Horsesho	oe Far	m, Main Road, Bickn	acre, Che	lmsford, Essex, (CM3 4EX		
Parish:	Bicknacre		•	Total So		101		
Developable Site Area	5.26			Reason	for			
(ha):				discoun	ited areas:			
Potential Yield:	90			Typolog	gy:	2		
Proposed Use:	Resident	ial		Comme	ents on the size			
				of site:				
Suitability Criteria:					Suitability Ra	nting:	Yellow	
Proximity to Employment A	reas 5	5	Site is outside of any e	existing/pro	oposed employme	nt allocation		
Impact on Retail Areas	5	5	Development does no			•		
			Chelmsford City Centr	-	oodham Ferrers T	own Centre	or any designated	
Dravimity to the Warksland		,	Neighbourhood Centre Site is in excess of 2km		listance of an omn	lovmont allo	cation	
Proximity to the Workplace	5						Cation	
Public Transport			Site is within 400m walking distance of one or more services Site is not connected to either an existing PROW or cycle network					
PROW and Cycling Connecti	5		A route exists enabling vehicle access into/adjacent to the site					
Vehicle Access Strategic Road Access		N/A	VIONIE EVISTS GIIADIIII	g verille d	ccess into/aujacen	t to the site		
		•	Sita dags not contain	any docian	atad haritaga assa	+c		
Designated Heritage Assets	5		Site does not contain a					
Non-Designated Heritage As			Site does not contain a Site is not thought to a	•			ost	
Archaeological Assets Minerals & Waste Constrain	ts 5		Less than 5ha of a site		•			
Willerals & Waste Constrain	11.5	,	Minerals or Waste Co			ruing Area. 3	once is not within a	
Defined Open Space	5	5				ace, an exist	ing/proposed Country	
0 0 0 0 0 0 0			Park or 'Other' Green	•	l'h C B-	11 C 14	W. d	
Green Belt & Green Wedge	5		Site does not lie within					
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	y comprise:	s of one or more p	rotected nat	ural features	
Flood Risk Constraints	5	5	Site is wholly within Fl	lood Zone	1			
Air Quality Management Are	eas 5	5	Site is in excess of 500	Om from a	designated AQMA			
Ground Condition Constrain	its 3	3	Ground treatment is e	expected to	be required on pa	art of the site	9	
Neighbouring Constraints	5	5	Site has no neighbouri	ing constra	nints			
Proximity to Key Services	5		Site is within 800m wa Woodham Ferrers Tov		nce of all services	and/or the C	City Centre/South	
Community Facilities	3	₹	Development would p		nal strain on but no	ot result in th	ne loss of on an	
Community Facilities		•	existing/proposed sch					
		_	recreation facility			•		
Comments on Suitability		-	nt to DSB. In range of bu 006/001, TPO/2016/006	-			a protected under	
Availability Criteria:		. 5, 20	,, 0, 2010, 000		Availability R		Green	
Land Ownership	5	;	Held by developer/wil		<u>-</u>	9.		
Land Condition	5		Vacant land & building		, - 30 300001			
Legal Constraints	5		Site does not face any		gal issues			
Planning Permission or		v/A	- 32 22 22 Not had dily	,	,			
Allocation		-,, \						
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
•	5	5	Development is likely					
Viability								
Viability Timescale for Deliverability	5		Up to 5 years					

SHELAA Reference:	CFS107	RAG Rating:	Amber	3	0 May 2023
Site Address:	Land South E	ast of the Yard, Old Be	ell Lane, Rettendon, Chelm	nsford, Esse	х
Parish:	Rettendon		Total Score:	113	
Developable Site Area	0.99		Reason for		
(ha):			discounted areas:		
Potential Yield:	22		Typology:	4	
Proposed Use:	Residential		Comments on the size		
			of site:		
Suitability Criteria:			Suitability Ra	ating:	Amber
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation	
Impact on Retail Areas	5	·	ot result in the loss of establis	•	
			re, South Woodham Ferrers T	own Centre	or any designated
D	-	Neighbourhood Centr	es king distance of an employm	ant allocation	•
Proximity to the Workplace					
Public Transport	5		alking distance of one or mor		notwork
PROW and Cycling Connect			alking distance to either a PR		IICLWUIK
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	it to the site	
Strategic Road Access	N/A	Cita da sa sat as stais			
Designated Heritage Assets			any designated heritage asse		
Non-Designated Heritage A			any non-designated heritage		oct
Archaeological Assets	5		contain any assets of archaec		
Minerals & Waste Constrain	nts 5	Minerals or Waste Co	e is within a Minerals Safegua nsultation Area	irding Area. S	ite is not within a
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green V	Vedge
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,
Protected Natural Features	5	Site is in excess of 100	Om of any locally designated py international/national desig		
Flood Risk Constraints	5	Site is wholly within F	-	,acca p. occ	ateu naturun reatures
Air Quality Management Ar		·	Om from a designated AQMA		
Ground Condition Constrain		-	not expected to be required		
Neighbouring Constraints	5	Site has no neighbour			
Proximity to Key Services	0	Site is in excess of 2kr	m walking distance of one or am Ferrers Town Centre	more service	s and the City
Community Facilities	3	Development would p	out additional strain on but no nool/healthcare facility/place		
Comments on Suitability	Adjac	ent to DSB. In range of b	us stops.		
Availability Criteria:			Availability F	Rating:	Green
Land Ownership	5	Held by developer/wi	lling owner/public sector		1
Land Condition	5	Vacant land & buildin			
Legal Constraints	5	Site does not face any	known legal issues		
Planning Permission or Allocation	N/A	·			
Comments on Availability					
Achievability Criteria:			Achievability	Rating:	Green
Viability	5	Development is likely	•		3.00
Timescale for Deliverability	5	Up to 5 years			
Timescale for Deliverability	J	Op to 5 years			

SHELAA Reference:	CFS108	RAG Rating:	Red	3	0 May 2023		
Site Address:	Land West o	f the Green Man and I	North of Highwood Road	l, Edney Com	mon, Chelmsford,		
	Essex		_				
Parish:	Highwood		Total Score:	96			
Developable Site Area	5.06		Reason for				
(ha):	_		discounted areas:	_			
Potential Yield:	87		Typology:	2			
Proposed Use:	Residential		Comments on the size of site:	2			
Suitability Critoria				Pating	Red		
Suitability Criteria:		Cita is autsida of anu	Suitability I				
Proximity to Employment A			existing/proposed employr				
Impact on Retail Areas	5	•	Development does not result in the 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	_	m walking distance of an er	nployment allo	ocation		
Public Transport	5		alking distance of one or m				
PROW and Cycling Connect			to either an existing PROW		ork		
Vehicle Access	5		ng vehicle access into/adjac				
Strategic Road Access	N/A		•				
Designated Heritage Assets	5	Site does not contain	any designated heritage as	sets			
Non-Designated Heritage A		Site does not contain	any non-designated herita	ge assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archa	eological inter	est		
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safeg onsultation Area	uarding Area. S	Site is not within a		
Defined Open Space	5	Site does not lie with Park or 'Other' Green	in an area defined as Open I Space	Space, an exist	ting/proposed Country		
Green Belt & Green Wedge	0	Wedge	te (90% or more) lies within				
Land Classification	0	O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3					
Protected Natural Features	3		se of any protected natural I natural feature or within 5 I natural feature				
Flood Risk Constraints	5	Site is wholly within F	Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 50	Om from a designated AQN	1A			
Ground Condition Constrain	nts 5	Ground treatment is	not expected to be require	d			
Neighbouring Constraints	5	Site has no neighbou	•				
Proximity to Key Services	0		m walking distance of one on the contrest of t	or more service	es and the City		
Community Facilities	3	•	put additional strain on but nool/healthcare facility/pla				
Comments on Suitability		ide of DSB. In range of bu wood Churchyard (LoWS)	s stops. Access off of Highv	vood Road. Wi	thin 100m of St Paul		
Availability Criteria:			Availability	Rating:	Green		
Land Ownership	5	Held by developer/w	illing owner/public sector		-		
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face an	-				
Planning Permission or Allocation	N/A	l	<u>-</u>				
Comments on Availability							
Achievability Criteria:			Achievabili	ty Rating:	Green		
•		Development is likely		ty mating.	Jiccii		
Viability Timescale for Deliverability	5	Up to 5 years	VIGNIC				
Timescale for Deliverability	Э	op to 3 years					

SHELAA Reference:	CFS10	9	RAG Rating:	Red		3	0 May 2023	
Site Address:	Land E	East of F	our Gables and South	of Ong	ar Road, Highwoo	d, Chelmsfo	ord Essex	
Parish:	Highw	ood		Total	Score:	93		
Developable Site Area	2.1			Reaso	n for			
(ha):				discou	inted areas:			
Potential Yield:	41			Typol	ogy:	3		
Proposed Use:	Reside	ential		Comments on the size of site:				
Suitability Criteria:			Suitability Rating: Red					
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	;	O Site is in excess of 2km walking distance of an employment allocation			cation			
Public Transport		0	Site is in excess of 400	m walkir	g distance from all s	services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	;	5	Site does not contain a	any desig	nated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co	nsultatio	n Area			
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	e (90% o	r more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	d and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any	-				
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1	·		
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a	designated AQMA			
Ground Condition Constrain	nts	5	Ground treatment is n	ot expec	ted to be required			
Neighbouring Constraints		0	Site has neighbouring	constraiı	nts with no potentia	l for mitigation	on	
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha			more service	s and the City	
Community Facilities		3	Development would p existing/proposed sch recreation facility					
Comments on Suitability		Outsid	e of DSB.					
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling own	•			
Land Condition		5	Vacant land & building		- , ,			
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or Allocation		N/A			<u> </u>			
Comments on Availability								
Achievability Criteria:					Achievability	Rating	Green	
Viability Criteria.		5	Development is likely	viahle	Acinevability	nating.	Jiccii	
Timescale for Deliverability		5	Up to 5 years	vianic				
		3	op to 3 years					
Comments on Achievability								

Parish: Highwood Developable Site Area 5.3 Reason for Giscounted areas:	SHELAA Reference:	CFS110	RAG Rating:	Red	3	0 May 2023		
Developable Site Area (b) S.3 Reason for (discounted areas: Potential Yield: 91 Typology: 2 Comments on the size of site: Suitability Criteria: Suitability Rating: Red Proximity to Employment Areas S Site is outside of any existing/proposed employment allocation Impact on Retail Areas S Development does not result in the loss of established shops and services within Chemsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace O Site is in excess of 2km walking distance of an employment allocation Proximity to the Workplace O Site is in excess of 400m walking distance form all services Proximity to the Workplace O Site is in excess of 400m walking distance form all services Proximity to the Workplace O Site is in excess of 400m walking distance form all services Proximity to the Workplace O Site is in excess of 400m walking distance form all services Proximity to the Workplace O Site is not consciented to either an existing PROW or cycle network Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets S Site does not contain any non-designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Minerals & Waste Constraints S Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space S Site does not les within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site 190% or more) lies within the Metropolitan Green Belt or Gree Wedge S Site is in excess of 500m from a designated protected natural features and in excess of 500m error and designated protected natural features Flood Risk Constraints S Site is in excess of 500m from a designated protect	Site Address:	Land Wes	t of Red House, Cooksmi	ll Green, Highwood, Chelm	nsford, Esse	x		
Proposed Use:	Parish:	Highwood	t	Total Score:	91			
Potential Vield: Proposed Use: Residential Comments on the size of site: Comments on the size of site: Suitability Criteria: Suitability Rating: Red	Developable Site Area	5.3		Reason for				
Comments on the size of site:	(ha):			discounted areas:				
Suitability Criteria: Suitability Rating: Red Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the 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 Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge Land Classification 1 The majority of the site (90% or more) lies within the land classification/s: Grade 2 or Grade 3 Protected Natural Features 5 Site is mexcess of 100m of any locally designated protected natural features and in excess of 500m from a designated AcMAA Ground Condition Constraints 5 Site is in excess of 500m from a designated AcMAA Ground Condition Constraints 5 Site is in excess of 500m from a designated or 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 recreat	Potential Yield:	91		Typology:	2			
Suitability Criteria: Suitability Rating: Red	Proposed Use:	Residenti	al	Comments on the size				
Proximity to Employment Areas Site is outside of any existing/proposed employment allocation				of site:				
Impact on Retail Areas S	Suitability Criteria:			Suitability Ra	ating:	Red		
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace OSite is in excess of 2km walking distance of an employment allocation Public Transport OSite is in excess of 2km walking distance of an employment allocation OSite is in excess of 2km walking distance from all services PROW and Cycling Connectivity OSite is in ot connected to either an existing PROW or cycle network Vehicle Access SNA OFFICIAL Street	Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation			
Neighbourhood Centres	Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within		
Public Transport PROW and Cycling Connectivity O Site is in excess of 400m walking distance from all services PROW and Cycling Connectivity O Site is not connected to either an existing PROW or cycle network Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets S Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets S Site is not thought to contain any non-designated heritage assets Non-Designated Heritage Assets S Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints S Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Defined Open Space S Site does not ont ie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge Land Classification O 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 of Site is in excess of 500m for any international/national designated protected natural features Flood Risk Constraints S Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Site is in excess of 500m from a designated one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities S Held by developer/willing owner/public sector Land Ownership Land Condition S Held by developer/willing owner/public sector Land Ownership S Held by developer/willing owner/public sector Land Ownership S Site does not face any known legal issues Plan			Neighbourhood Cent	res				
PROW and Cycling Connectivity Vehicle Access S 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 does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 Gree Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3 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 in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated 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 Contre/South Woodham Ferrers Town Centre Comments on Suitability Outside of DSB. Access from Kings Court Farm. Adjacent to Grade 2 listed building. Availability Criteria: Availability Criteria: Availability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria	Proximity to the Workplace	0	Site is in excess of 2k	m walking distance of an emp	loyment allo	cation		
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 Gree Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Grade 2 or Grade 3 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 Site 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 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 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 stain 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 5 Site does not face any known legal issues Planning Permission or N/A Allocation N/A Allocation Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable	Public Transport	0	Site is in excess of 40	Om walking distance from all	services			
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 Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 Gree Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3 Site is Molly within Flood Zone 1 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 are Site 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 24m walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centro Community Facilities 3 Development would put additional padditional	PROW and Cycling Connect	ivity 0			•	ork		
Designated Heritage Assets Non-Designated Heritage Assets Solite is adjacent to one or more designated heritage assets Non-Designated Heritage Assets Solite does not contain any non-designated heritage assets Minerals & Waste Constraints Defined Open Space Solite is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Defined Open Space Solite does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space Green Belt & Green Wedge In the majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge Land Classification Oliste is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3 Protected Natural Features Solite 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 and in excess of 500m from a designated protected natural features and in excess of 500m from a designated protected natural features Flood Risk Constraints Solite is in excess of 500m from a designated AQMA Ground Condition Constraints Solite is in excess of 500m from a designated AQMA Ground Condition Constraints Solite is in excess of 500m from a designated AQMA Solite is in excess of 500m from a designated AQMA Solite is in excess of 500m from a designated AQMA Solite is in excess of 500m from a designated AQMA Solite is in excess of 500m from a designated AQMA Solite is in excess of 500m from a designated AQMA Solite is in excess of 500m from a designated AQMA Solite is in excess of 500m from a designated AQMA Solite is in excess of 500m from a designated AQMA Solite is in excess of 500m from a designated AQMA Solite is in excess of 500m from a designated AQMA Solite is in excess of 500m from a designated AQMA Solite is in excess of 500m from a designated AQMA Solite is in excess of 500m from a designated AQMA Solite is in excess	Vehicle Access	_		ng vehicle access into/adjacen	t to the site			
Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 Gree Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: 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 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 Site has no neighbouring constraints 5 Site has no neighbouring constraints Proximity to Key Services 0 Site is in excess of Stw 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. Availability Criteria: Availability Rating: Green Held by developer/willing owner/public sector Land Condition 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Development is likely viable	Strategic Road Access	N	/A					
Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints	Designated Heritage Assets	3						
Minerals & Waste Constraints Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5	Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3 Protected Natural Features 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 5 Site is wholly within Flood Zone 1 Air Quality Management Areas Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground treatment is not expected to be required Neighbouring Constraints 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. Availability Criteria: Availability Rating: Green Land Condition Sycant land & buildings Legal Constraints Site does not face any known legal issues N/A Allocation Comments on Availability Site does not face any known legal issues Planning Permission or Alchievability Criteria: Vachievability Criteria: Vachievability Criteria: Vachievability Criteria: Vachievability Sycans Site is in excess of 500m from a designated protected natural features and in excess of 500m from a designated protected natural features Site is in excess of 500m from a designated protected natural features Site is in excess of	Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological intere	est		
Park or 'Other' Green Space Green Belt & Green Wedge In the majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features 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 and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features for a site is in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m for any inte	Minerals & Waste Constrain	nts 5		9	ording Area. S	ite is not within a		
Wedge	Defined Open Space	5		·	oace, an exist	ing/proposed Country		
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 of Site is wholly within Flood Zone 1 Air Quality Management Areas Air Quality Management Areas 5 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. Availability Criteria: Land Ownership Land Condition Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Green Belt & Green Wedge	0		ite (90% or more) lies within t	he Metropoli	itan Green Belt or Green		
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 Cottieria: Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Classification	0		Greenfield and primarily with	nin the land o	lassification/s: Grade 1,		
Air Quality Management Areas Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has no neighbouring constraints Proximity to Key Services OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 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. Availability Criteria: Availability Rating: Green Held by developer/willing owner/public sector Land Condition Site does not face any known legal issues N/A Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Achievability Rating: Green Achievability Rating: Green	Protected Natural Features	5						
Size	Flood Risk Constraints	5						
Neighbouring Constraints Proximity to Key Services O 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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Air Quality Management Ar	eas 5	Site is in excess of 50	Site is in excess of 500m from a designated AQMA				
Proximity to Key Services O 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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Ground Condition Constrain	nts 5	Ground treatment is	Ground treatment is not expected to be required				
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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints	5	_					
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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Proximity to Key Services	0			more service	s and the City		
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability Availability Rating: Availability Rating: Freen Availability Rating: Availability Rating: Availability Rating: Availability Rating: Availability Rating: Achievability Rating: Green Up to 5 years	Community Facilities	3	existing/proposed scl	•				
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Suitability	0	utside of DSB. Access from K	lings Court Farm. Adjacent to	Grade 2 liste	d building.		
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:			Availability F	Rating:	Green		
Legal Constraints Legal Constraints Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability Achievability Criteria: Viability Development is likely viable Timescale for Deliverability 5 Vacant land & buildings Site does not face any known legal issues A/A Achievability Achievability Rating: Green Up to 5 years		5	Held by developer/w					
Legal Constraints Planning Permission or N/A Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Condition							
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years								
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability Comments on Availability Achievability Rating: Green Up to 5 years	Planning Permission or							
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years								
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				Achievability	/ Rating:	Green		
Timescale for Deliverability 5 Up to 5 years		5	Development is likely	-				
	•			· · · · · ·				
COMMENTS ON ACMEDIANITY	Comments on Achievability		5p 10 5 years					

SHELAA Reference:	CFS11	1	RAG Rating:	Red		3	0 May 2023
Site Address:	Land N	North of	Hawkin Smiths Farm	house, W	/yses Road, Highv	vood, Cheli	msford, Essex
Parish:	Highw	ood		Total S	core:	100	
Developable Site Area	0.57			Reasor	n for		
(ha):				discou	nted areas:		
Potential Yield:	11			Typolo	gy:	5	
Proposed Use:	Reside	ential		Comments on the size of site:			
Suitability Criteria:					Suitability Ra	iting:	Red
Proximity to Employment A	reas	5	Site is outside of any e	existing/pi	oposed employme	nt allocation	•
Impact on Retail Areas 5			Development does no Chelmsford City Centr Neighbourhood Centr	e, South \ es	Voodham Ferrers T	own Centre	or any designated
Proximity to the Workplace	!	0	Site is in excess of 2km				cation
Public Transport		0	Site is in excess of 400)m walkinį	g distance from all s	services	
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network
Vehicle Access		5	A route exists enabling	g vehicle a	ccess into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets 5			Site does not contain a	any desigr	nated heritage asse	ts	
Non-Designated Heritage Assets 5			Site does not contain a	any non-d	esignated heritage	assets	
Archaeological Assets 5			Site is not thought to	contain ar	ny assets of archaed	ological inter	est
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Co	nsultation	Area		
Defined Open Space	Defined Open Space 5			Space			ing/proposed Country
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	te (90% or	more) lies within t	he Metropol	itan Green Belt or Green
Land Classification		0	Grade 2 or Grade 3				classification/s: Grade 1,
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any	internati	onal/national desig		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouri				
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha	am Ferrer	s Town Centre		
Community Facilities		5	Development would n existing/proposed sch recreation facility		•		
Comments on Suitability		Outsid	e of DSB.				
Availability Criteria:					Availability R	lating:	Green
Land Ownership		5	Held by developer/wil	lling owne		-	
Land Condition		5	Vacant land & building		<u> </u>		
Legal Constraints		5	Site does not face any		gal issues		
Planning Permission or Allocation		N/A	<u>'</u>		<u> </u>		
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
		ر	op to 5 years				
Comments on Achievability		<u> </u>					

Site Address: Land North West of Mapletree Works, Brook Lane, Galleywood,	SHELAA Reference:	CFS112	2	RAG Rating:	Red	3	0 May 2023	
Parish:: Galleywood Total Score: 10.2	Site Address:	Land No	orth W	est of Mapletree Wo	rks, Brook Lane, Galleywo	ood, Chelms	ford	
Potential Yield: 84	Parish:	Galleyw	/ood		Total Score:	102		
Proposed Use:	Developable Site Area	4.88			Reason for			
Proposed Use: Residential Comments on the size of site:	(ha):				discounted areas:			
Suitability Criteria:	Potential Yield:	84			Typology:	2		
Suitability Criteria: Suitability Rating: Red	Proposed Use:	Resider	ntial		Comments on the size			
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation					of site:			
Impact on Retail Areas	Suitability Criteria:				Suitability R	ating:	Red	
Chelmsford City Centre, South Woodham Ferrers 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 ro to enable vehicle access into/adjacent to the site Strategic Road Access 5 N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site is not thought to cotalian any non-designated heritage assets Ninerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 1 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 500m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features were secured to the required secure of the site in the secure of the site in the secure of the site in the secure of the site of th	Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employments	ent allocation	l	
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 ro to enable vehicle access into/adjacent to the site Strategic Road Access N/A Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Minerals or Waste Consultation Area Site is one within a marea 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 1 Site is predominantly Greenfield and primarily within the agricultural 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 and in excess of 500m of any international/national designated protected natural features Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is ne xecess of 500m from a designated AQMA Ground Condition Constraints 5 Site is nexcess of 500m from a designated AQMA Ground Condition Constraints 5 Site is nexcess of 500m from a designated AQMA Ground Condition Constraints 5 Site is nexcess of 20m Making distance of one or more services and the City Centre/South Woodha	Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centre	e, South Woodham Ferrers es	Town Centre	or any designated	
PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network	Proximity to the Workplace	:	5	Site is within 2km wall	king distance of an employn	nent allocation	n	
Vehicle Access	Public Transport		0	Site is in excess of 400	m walking distance from all	services		
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 is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a narea 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 Belt & 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 of 500m for 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 0 Ustade of DSB. Availability Criteria: Availability Criteria: Availability Criteria: Availability Criteria: Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PF	ROW or cycle	network	
Strategic Road Access	Vehicle Access		3			prevent the in	nplementation of a route	
Designated Heritage Assets 5 Site does not contain any designated heritage assets	Strategic Road Access		NI/A	to enable vehicle acce	ss into/adjacent to the site			
Non-Designated Heritage Assets Archaeological A				Site does not contain a	any designated heritage ass	ets		
Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints	0 0				, , ,			
Minerals & Waste Constraints 5							est	
Defined Open Space 5				Less than 5ha of a site	is within a Minerals Safegu			
The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge	Defined Open Space		5	Site does not lie within	n an area defined as Open S	pace, an exist	ing/proposed Country	
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 and in excess of 500m of any international/national 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. Availability Criteria: Availability Rating: Green Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Planning Permission or Allocation Comments on Availability Possible ransom strip. Overhead electric supply cables run through the site. Achievability Criteria: Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Green Belt & Green Wedge	!	0	The majority of the sit		the Metropol	itan Green Belt or Green	
Protected Natural Features 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	Land Classification		3	Site is predominantly		_		
Flood Risk Constraints Air Quality Management Areas 5 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. Availability Criteria: Availability Rating: Flead Condition 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 3 Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible ransom strip. Overhead electric supply cables run through the site. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Protected Natural Features		5	Site is in excess of 100	m of any locally designated	protected na	tural features and in	
Air Quality Management Areas Ground Condition Constraints Fround Condition Constraints Site has no neighbouring constraints Proximity to Key Services OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 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. Availability Criteria: Land Ownership Land Condition Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible ransom strip. Overhead electric supply cables run through the site. Achievability Criteria: Achievability Rating: Green Green Achievability Rating: Green Achievability Rating: Green	Flood Risk Constraints		5			griated protet	cted flatural features	
Ground Condition Constraints Neighbouring Constraints Site has no neighbouring constraints Proximity to Key Services OSite 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. Availability Criteria: Land Ownership Site Held by developer/willing owner/public sector Land Condition Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible ransom strip. Overhead electric supply cables run through the site. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability Site may possible likely viable Timescale for Deliverability Site paysers				·				
Neighbouring Constraints Proximity to Key Services O 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. Availability Criteria: Land Ownership Legal Constraints Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible ransom strip. Overhead electric supply cables run through the site. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				<u> </u>				
Proximity to Key Services O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre 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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 3 Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible ransom strip. Overhead electric supply cables run through the site. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				Site has no neighbouring constraints				
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 Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 3 Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible ransom strip. Overhead electric supply cables run through the site. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			0			more service	es and the City	
Availability Criteria: Land Ownership Land Condition S Vacant land & buildings Legal Constraints Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible ransom strip. Overhead electric supply cables run through the site. Achievability Criteria: Viability S Development is likely viable Timescale for Deliverability Availability Rating: Availability Rating: Achievability Rating: Green	Community Facilities			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				
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 3 Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible ransom strip. Overhead electric supply cables run through the site. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Suitability		Outsid	e of DSB.				
Legal Constraints Legal Constraints Planning Permission or Allocation Comments on Availability Possible ransom strip. Overhead electric supply cables run through the site. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:					Rating:	Green	
Legal Constraints Planning Permission or Allocation Comments on Availability Possible ransom strip. Overhead electric supply cables run through the site. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Ownership		5	Held by developer/wil	ling owner/public sector			
Planning Permission or Allocation Comments on Availability Possible ransom strip. Overhead electric supply cables run through the site. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Condition		5	Vacant land & building	gs			
Allocation Comments on Availability Possible ransom strip. Overhead electric supply cables run through the site. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Legal Constraints		3	Site may possibly face	legal issues			
Comments on Availability Possible ransom strip. Overhead electric supply cables run through the site. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			N/A					
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			Possibl	e ransom strip. Overhea	d electric supply cables run	through the s	site.	
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years					Achievabilit	v Rating:	Green	
Timescale for Deliverability 5 Up to 5 years	.		5	Development is likely		,		
	•				-			
Comments on Achievability				P F				

SHELAA Reference: (CFS113	RAG Rating:	Red	3	0 May 2023		
Site Address:	Land North	East of Skeggs Farm, Cl	helmsford Road, Writtle, (Chelmsford,	Essex		
Parish:	Writtle		Total Score:	101			
Developable Site Area	16.47		Reason for				
(ha):			discounted areas:				
Potential Yield:	282		Typology:	1			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability R	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation			
Impact on Retail Areas	5		ot result in the loss of establis	•			
		Neighbourhood Centi					
Proximity to the Workplace	5		lking distance of an employm		n		
Public Transport	5		alking distance of one or mo				
PROW and Cycling Connecti			alking distance to either a PR		network		
Vehicle Access	5		ng vehicle access into/adjacer	nt to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5		any designated heritage asse				
Non-Designated Heritage As			e or more non-designated he				
Archaeological Assets	5		contain any assets of archae				
Minerals & Waste Constrain		Minerals or Waste Co					
Defined Open Space	5	Park or 'Other' Green			,		
Green Belt & Green Wedge	0	Wedge	te (90% or more) lies within				
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	hin the land o	lassification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholl	y comprises of one or more p	protected nat	ural features		
Flood Risk Constraints	4		Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1				
Air Quality Management Are		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		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 wa Woodham Ferrers To	lking distance of all services a wn Centre	and/or the Cit	y Centre/South		
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	_		nge of bus stops. Adjacent to	•			
	TPO	/2008/054 and Part of site	e lies within Writtle Bridge M		(S).		
Availability Criteria:	_		Availability I	Rating:	Green		
Land Ownership	5		illing owner/public sector				
Land Condition	5	Vacant land & buildin	gs				
Legal Constraints	3	Site may possibly face	e legal issues				
Planning Permission or Allocation	N/A	•					
Comments on Availability	Poss	sible ransom strip. Access t	to site limits development po	tential.			
Achievability Criteria:			Achievability	y Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability	5	Up to 5 years					
Tilliescale for Deliverability							

Parish: 0 Developable Site Area (ha): Potential Yield:	Good Easte 0.62 12 Residential eas 5 5 5 5 5	Site is outside of any of Development does not Chelmsford City Centro Neighbourhood Centro Site is within 2km wal Site is within 400m word Site is within 100m word A route exists enabling	lking distance of an employmalking distance of one or mor	5 ating: ent allocation hed shops ar own Centre ent allocation	nd services within or any designated		
Parish: Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access	Good Easte Goo	Site is outside of any of Development does not Chelmsford City Centro Neighbourhood Centro Site is within 2km wal Site is within 400m word Site is within 100m word A route exists enabling	Total Score: Reason for discounted areas: Typology: Comments on the size of site: Suitability Ra existing/proposed employme of result in the loss of establis re, South Woodham Ferrers T res lking distance of an employmalking distance of one or more	5 ating: ent allocation hed shops ar own Centre ent allocation	nd services within or any designated		
(ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access	12 Residential eas 5 5 5 7ity 5 N/A	Site is outside of any of the Development does not chelmsford City Central Neighbourhood Central Site is within 2km wall Site is within 400m was the is within 100m was a route exists enabling	discounted areas: Typology: Comments on the size of site: Suitability Raexisting/proposed employment result in the loss of establising, South Woodham Ferrers Tresulting distance of an employmalking distance of one or mor	ating: Int allocation The shops are Town Centre The shops are the shops	nd services within or any designated		
(ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access	Residential eas 5 5 5 vity 5 N/A	Site is outside of any of the Development does not chelmsford City Central Neighbourhood Central Site is within 2km wall Site is within 400m was the is within 100m was a route exists enabling	Typology: Comments on the size of site: Suitability Raexisting/proposed employment result in the loss of establisity, South Woodham Ferrers Tresulting distance of an employmalking distance of one or more	ating: Int allocation The shops are Town Centre The shops are the shops	nd services within or any designated		
Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access	Residential eas 5 5 5 vity 5 N/A	Site is outside of any of the Development does not chelmsford City Central Neighbourhood Central Site is within 2km wall Site is within 400m was the is within 100m was a route exists enabling	Comments on the size of site: Suitability Rate existing/proposed employme of result in the loss of establisite, South Woodham Ferrers Trees Iking distance of an employmalking distance of one or more	ating: Int allocation The shops are Town Centre The shops are the shops	nd services within or any designated		
Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access	eas 5 5 5 5 rity 5 N//	Site is outside of any of the Development does not chelmsford City Central Neighbourhood Central Site is within 2km wall Site is within 400m was the is within 100m was a route exists enabling	Comments on the size of site: Suitability Rate existing/proposed employme of result in the loss of establisite, South Woodham Ferrers Trees Iking distance of an employmalking distance of one or more	ent allocation hed shops ar own Centre ent allocation	nd services within or any designated		
Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access	5 5 5 7/14 5 N//	Development does not Chelmsford City Central Neighbourhood Central Site is within 2km wal Site is within 400m was ite is within 100m was A route exists enablin	Suitability Ra existing/proposed employme ot result in the loss of establis re, South Woodham Ferrers T res liking distance of an employm alking distance of one or mor	ent allocation hed shops ar own Centre ent allocation	nd services within or any designated		
Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access	5 5 5 7/14 5 N//	Development does not Chelmsford City Central Neighbourhood Central Site is within 2km wal Site is within 400m was ite is within 100m was A route exists enablin	existing/proposed employme of result in the loss of establis re, South Woodham Ferrers Tres lking distance of an employmalking distance of one or mor	ent allocation hed shops ar own Centre ent allocation	nd services within or any designated		
Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access	5 5 5 7/1ty 5 5 N//	Development does not Chelmsford City Central Neighbourhood Central Site is within 2km wal Site is within 400m was ite is within 100m was A route exists enablin	ot result in the loss of establis re, South Woodham Ferrers T res Iking distance of an employm alking distance of one or mor	hed shops ar own Centre ent allocation	nd services within or any designated		
Public Transport PROW and Cycling Connectiv Vehicle Access Strategic Road Access	5 vity 5 5 N//	Site is within 400m w Site is within 100m w A route exists enablin	alking distance of one or mor				
PROW and Cycling Connectiv Vehicle Access Strategic Road Access	5 N//	Site is within 100m w A route exists enablin			n		
Vehicle Access Strategic Road Access	5 N/A	A route exists enablin	alking distance to either a PR	e services			
Strategic Road Access	N/A		anding distance to entire a rive	OW or cycle	network		
			g vehicle access into/adjacen	t to the site			
Designated Heritage Assets	3	4					
Designated Heritage Assets	,	Site is adjacent to one	e or more designated heritage	e assets			
Non-Designated Heritage Ass	sets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constraint	ts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua onsultation Area	rding Area. S	Site is not within a		
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	in an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	in the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	5		Om of any locally designated py international/national desig				
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1				
Air Quality Management Area	as 5	Site is in excess of 500	Om from a designated AQMA				
Ground Condition Constraint	is 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	existing/proposed sch recreation facility	not result in the loss of nor punool/healthcare facility/place	of worship/s	sports, leisure, or		
Comments on Suitability			us stops. Vehicular access into				
			djacent to conservation area.	Contaminate	ed land: SOPC000526 and		
	ECC	Contaminated land: CHL41			_		
Availability Criteria:			Availability R	Rating:	Green		
Land Ownership	5		illing owner/public sector				
Land Condition	4	Established single use	2				
Legal Constraints	5	Site does not face any	y known legal issues				
Planning Permission or Allocation	N/A	4					
Comments on Availability	Site	currently in use for other	purpose.				
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		<u>, , , , , , , , , , , , , , , , , , , </u>					

Site Address: Land East of 1-15 Millfields, Danbury, Chelmsford, Essex Parish: Danbury Total Score: 105	SHELAA Reference:	CFS11	.6	RAG Rating:	Amb	er	3(0 May 2023	
Developable Site Area (ha):	Site Address:	Land E	ast of 1	-15 Millfields, Danbur	ry, Chelr	nsford, Essex			
Potential Yield: 66	Parish:	Danbu	ıry		Total 9	Score:	105		
Protential Yield: Residential Comments on the size of sites: Suitability Criteria: Suitability Rating: Amber	Developable Site Area	3.35			Reaso	n for			
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber	(ha):				discou	inted areas:			
Suitability Criteria: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers 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 in excess of 400m walking distance from all services PROW and Cycling Connectivity 0 Site is in excess of 400m walking distance from all services PROW and Cycling Connectivity 0 Site is not excess of 400m walking distance from all services PROW and Cycling Connectivity 1 Site is in excess of 400m walking distance from all services PROW and Cycling Connectivity 2 Site is not exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site is not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an Area adefined as Open Space, an existing/proposed Country Park or Other Green Space Green Belt & Green Wedge 5 Site does not lie within an Area adefined as Open Space, an existing/proposed Country Park or Other Green Space Green Belt & Green Wedge 5 Site does not lie within an Area adefined as Open Space, an existing/proposed Country Park or Other Green Space Green Belt & Green Wedge 5 Site does not lie within an Area adefined as Open Space, an existing/proposed Country Park or Other Green Space Frotected Natural Features 3 Site does not comprise of any protected	Potential Yield:	66			Typolo	ogy:	3		
Suitability Criteria: Suitability Rating: Amber	Proposed Use:	Reside	ential		Comments on the size				
Proximity to Employment Areas	•			of site:					
Impact on Retail Areas	Suitability Criteria:					Suitability Ra	nting:	Amber	
Chelmsford City Centre, South Woodham Ferrers 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 for an employment allocation Site is in excess of 400m walking distance for an employment allocation Site is in excess of 400m walking distance for an employment allocation Site is in excess of 40m walking distance form 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/djacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 6 Site does not contain any assets of archaeological interest Minerals & Waste Constraints 5 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 an area defined as Open Space, an existing/proposed Country Park or 'Other Green Space Green Belt & Green Wedge 5 Site is one to lie within the Metropolitan Green Belt or Green Wedge Land Classification 3 Site is sending that the Metropolitan Green Belt or Green Wedge Land Classification 3 Site is sending that the Metropolitan Green Belt or Green Wedge Land Classification 4 Site is should within the Metropolitan Green Belt or Green Wedge Land Classification 5 Site is sone of the designated protected natural feature or within 500m of an international/national designated protected natural feature Land Condition Constr	Proximity to Employment A	reas							
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 Site does not contain any assets of archaeological interest Minerals & Waste Constraints 5 Site does not contain any assets of archaeological interest Minerals & Waste Constraints 5 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 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 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 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 an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Frotected Natural Features 3 Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use Flood Risk Constraints 5 Site is wholly within Flood Cone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Air Quality Key Services 3 Site is wholly within Flood Zone 1 Site is wholly within Flood Zone 1	Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated	
PROW and Cycling Connectivity Oblice Access 5	Proximity to the Workplace	!	5					1	
Vehicle Access 5	Public Transport		0						
Strategic Road Access	PROW and Cycling Connect	ivity	0					ork	
Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge Site is predominantly Greenfield and primarily within the agricultural 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 Site does not comprise of any protected natural features but is within 100m of a locall designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural fe	Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 3 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 3 Site does not compare the classification Site is predominantly Greenfield and primarily within the agricultural land classification Site is predominantly Greenfield and primarily within the agricultural land classification Site is predominantly Greenfield and primarily within the agricultural land classification's: Grade 4, Grade 5, non-agricultural use, or urban use Green Asset Constraints Site is predominantly Greenfield and primarily within the agricultural land classification's: Grade 4, Grade 5, non-agricultural use, or urban use Green Asset Constraints Site is predominantly Greenfield and primarily within the agricultural land classification's: Grade 4, Grade 5, non-agricultural use, or urban use Grade 5, non-agricultural use, or urban use Green Grade 4, Grade 5, non-agricultural use, or urban use Green Gree	Strategic Road Access		N/A						
Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is shan 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	Designated Heritage Assets 5			Site does not contain a	any desig	nated heritage asse	ts		
Minerals & Waste Constraints Defined Open Space 5 Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & 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 locall designated protected natural feature or within 500m of an international/national 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 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 Criteria: Availability Criteria: Availability Rating: Green Land Ownership Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Non-Designated Heritage Assets 5			Site does not contain a	any non-	designated heritage	assets		
Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge	Archaeological Assets 5			Site is not thought to	contain a	ny assets of archaed	ological intere	est	
Park or 'Other' Green Space	Minerals & Waste Constraints			Minerals or Waste Cor	nsultatio	n Area			
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 locall designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated AQMA Site 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 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. Availability Criteria: Availability Rating: Green Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Vacant land & Development is likely viable Timescale for Deliverability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	-			Park or 'Other' Green	Space				
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 locall designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an excess of 500m from a designated protected natural feature or within 500m of an excess of 500m from a designated protected natural feature or within 500m of a protected natural feature or within 5									
designated protected natural feature or within 500m of an international/national designated protected natural feature Flood Risk Constraints	Land Classification		3	classification/s: Grade	4, Grade	5, non-agricultural	use, or urbar	n use	
Air Quality Management Areas 5 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. Availability Criteria: Availability Rating: Green 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 Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Protected Natural Features		3	designated protected	natural f	eature or within 500		•	
Ground Condition Constraints 5 Ground treatment is not expected to be required	Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Size Availability Criteria: Availability Rating:	Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
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. Availability Criteria: 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 Comments on Availability Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			5	Ground treatment is not expected to be required					
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. Availability Criteria: Availability Rating: Green 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 Comments on Availability Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints		5	·					
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. Availability Criteria: 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 Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			3						
Comments on Suitability Adjacent to DSB. Vehicle and Pedestrian access from Mill Lane. Availability Criteria: Land Ownership Solve an option to purchase site or collaborate with existing owner Land Condition Solve any known legal issues Legal Constraints Solve does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability Solve lopment is likely viable Timescale for Deliverability Availability Rating: Availability Rating: Achievability Rating: Green	Community Facilities		3	Development would p existing/proposed sch	ut additi	onal strain on but no			
Availability Criteria: 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 Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Suitability		Adjace		edestriar	access from Mill La	ine.		
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 Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years								Green	
Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			3	Promoter has an optic	on to pur				
Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years							<u> </u>		
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				· ·		egal issues			
Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or			1		<u> </u>			
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years									
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	•					Achievability	Rating:	Green	
Timescale for Deliverability 5 Up to 5 years			5	Development is likely	viable				
				· · · · · · · · · · · · · · · · · · ·					
LOMMENTS ON ACNIEVANIITY	Comments on Achievability			- p to 5 / 5415					

SHELAA Reference:	CFS11	7	RAG Rating:	Red	30 May 2023		
Site Address:	BAE W	orks, W	est Hanningfield Roa	d, Great Baddow, Chelms	ford		
Parish:	Great I	3addov	ı	Total Score:	80		
Developable Site Area	17.04			Reason for	Electricity	substation (0.14ha),	
(ha):				discounted areas:	Sewage p (0.05ha)	umping station	
Potential Yield:	292			Typology:	1+32+36		
Proposed Use:	Mixed	Use		Comments on the size	Size of sit	e is potentially suitable	
				of site:	for all employment use		
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	reas	0	Site is wholly/partially	located within an existing/p	roposed emp	oloyment allocation	
Impact on Retail Areas		5	•	t result in the loss of establis e, South Woodham Ferrers T es	•		
Proximity to the Workplace	;	5	Site is within 2km walking distance of an employment allocation				
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network	
Vehicle Access		5		g vehicle access into/adjacen			
Strategic Road Access		0		ess to nor is adjacent to the s ed trunk road or a B-road	trategic road	network, primary road	
Designated Heritage Assets	;	0	Site contains one or m	ore designated heritage asse	ets		
Non-Designated Heritage Assets		0	ļ	ore non-designated heritage			
Archaeological Assets 5			_	contain any assets of archaed	-		
Minerals & Waste Constrain	linerals & Waste Constraints 5			is within a Minerals Safeguansultation Area			
Defined Open Space		3	Site partially lies withi Park or 'Other' Green	n an area defined as Open S _l Space	pace, an exist	ting/proposed Country	
Green Belt & Green Wedge	!	3	Site partially lies withi	n the Metropolitan Green Be	elt or Green V	Vedge	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	hin the land o	classification/s: Grade 1,	
Protected Natural Features		3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints		2	Up to 25% of the site a	area is within Flood Zone 3			
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	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	Woodham Ferrers Tov				
Community Facilities		3	existing/proposed sch recreation facility	ut additional strain on but no ool/healthcare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability		14 run site. Pa	s along Northern bounda art of building of local va	bus stops. All via West Hanr ary of site. Grade 2 listed bui lue. Outdoor Sports and Nat 804 Electronic Research Facil	lding and loc ural Green Sp	al listed building within pace (Limited Access).	
Availability Criteria:				Availability F	Rating:	Yellow	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		2	Established multiple u	ses			
Legal Constraints		3	Site may possibly face	legal issues			
Planning Permission or		N/A					
Allocation							
Comments on Availability		Land le	ease agreement currently	y in place. Part of site curren		other purposes.	
Achievability Criteria:				Achievability	/ Rating:	Green	
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability	,						

Site Address: Parish:	Land Ea	ct of t				· · · · · · · · · · · · · · · · · · ·	
Parish:		St OI t	he Crescent, Little Lei	ghs, Chelmsford, Essex			
	Great L	eighs		Total Score:	109		
Developable Site Area	5.37			Reason for			
(ha):				discounted areas:			
Potential Yield:	0			Typology:	32+36		
Proposed Use:	Mixed l	Jse		Comments on the size	Size of site is potentially suitab		
				of site:	for all em	ployment use	
Suitability Criteria:				Suitability Ra	ating:	Green	
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme			
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	nd services within	
			Chelmsford City Centr Neighbourhood Centr	e, South Woodham Ferrers T es	own Centre	or any designated	
Proximity to the Workplace		5	Site is within 2km wal	king distance of an employm	ent allocatio	n	
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connectivity		5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	t to the site		
Strategic Road Access		5	Site has direct access	to or is adjacent to the strate	egic road netv	work	
Designated Heritage Assets 5			Site does not contain	any designated heritage asse	ets		
Non-Designated Heritage Assets 5			Site does not contain	any non-designated heritage	assets		
Archaeological Assets 5			Site is not thought to	contain any assets of archae	ological inter	est	
Minerals & Waste Constraints 2				lly within an identified Mine be undertaken in the form of	_	• .	
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge		5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily witl	nin the land o	classification/s: Grade 1,	
Protected Natural Features		3		e of any protected natural fe			
			designated protected natural feature or within 500m of an international/national				
			designated protected				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1 Site is in excess of 500m from a designated AQMA				
Air Quality Management Ar		5					
Ground Condition Constrain		5	Ground treatment is not expected to be required				
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation Site is in excess of 2km walking distance of one or more services and the City				
Proximity to Key Services		N/A		am Ferrers Town Centre	more service	s and the City	
Community Facilities		5	·	ot result in the loss of nor pu	ut additional	strain on an	
community racincies		3	· ·	ool/healthcare facility/place			
Comments on Suitability			e of DSB. In range of bus escent.	stops. The site can be acces	sed from Bra	intree Road (A131) and	
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		N/A	•				
Comments on Availability							
Achievability Criteria:				Achievability	Rating	Yellow	
Viability		5	Development is likely			I CHOW	
viability		4	Over 5 years	*IUDIC			
Timescale for Deliverability							

SHELAA Reference:	CFS12	.0	RAG Rating:	Aml	per	3	0 May 2023	
Site Address:	Land I	North W	est of Longlands Farm	n, Borel	nam Road, Great L	eighs, Chelr	msford	
Parish:	Great	Leighs		Total	Score:	101		
Developable Site Area	11.97	6		Reaso	on for	Sewage P	umping Station	
(ha):				disco	unted areas:	(0.004ha)		
Potential Yield:	205			Typol	ogy:	2		
Proposed Use:	Reside	ential		Comr of site	nents on the size			
Suitability Criteria:				01 310	Suitability Ra	iting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas		5	Development does no Chelmsford City Centre Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	!	5	Site is within 2km wall				n	
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets		5	Site does not contain a					
Non-Designated Heritage Assets 3			Site is adjacent to one					
Archaeological Assets 5		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constraints 2			Site is wholly or partia further assessment to	,		U	ding Area and requires Resource Assessment	
Defined Open Space		5	Site does not lie within Park or 'Other' Green		a defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge		5	Site does not lie withir	n the Me	etropolitan Green Bel	lt or Green W	Vedge	
Land Classification 0			Site is predominantly of Grade 2 or Grade 3	Greenfie	ld and primarily with	in the land o	lassification/s: Grade 1,	
Protected Natural Features 0			Site partially or wholly			rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1			
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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		to a Pr	nt to DSB. In range of bu otected Lane. Handful of ay Wood (LoWS) adjacer	f trees p			Bromham Road. Adjacent nd TPO/2014/031.	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil	ling owr	<u> </u>			
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known	egal issues			
Planning Permission or Allocation		N/A	· · ·					
Comments on Availability								
Achievability Criteria:					Achievability	Rating	Green	
Viability		5	Development is likely	viahle	, torne vability		J. C.C.I.	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		,	op to 5 years					
Comments on Achievability		l						

SHELAA Reference:	CFS121		RAG Rating:	Gree	en	3(0 May 2023	
Site Address:	Ash Tree	Hous	e, Boyton Cross, Rox	well, Ch	elmsford, Essex, C	M1 4LP		
Parish:	Roxwell			Total	Score:	94		
Developable Site Area	4			Reasc	n for	Oil pipe (C	0.04ha)	
(ha):				disco	unted areas:			
Potential Yield:	0			Typol	ypology: 32+33+34			
Proposed Use:	Employm	nent		Comn	ments on the size Size of site is potentially suitab			
				of site	: :	for all em	ployment use	
Suitability Criteria:					Suitability Ra	iting:	Green	
Proximity to Employment A	reas N	I/A						
Impact on Retail Areas N/A		I/A						
Proximity to the Workplace	Proximity to the Workplace N/							
Public Transport	5		Site is within 400m wa	lking dis	tance of one or more	e services		
PROW and Cycling Connect	ivity 5		Site is within 100m wa	lking dis	tance to either a PRO	OW or cycle i	network	
Vehicle Access	5		A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access	4		Site has direct access t	o or is a	djacent to a primary	road networ	rk	
Designated Heritage Assets	5		Site does not contain a	any desi	nated heritage asse	ts		
Non-Designated Heritage Assets 5			Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets 5			Site is not thought to	contain a	ny assets of archaec	ological intere	est	
Minerals & Waste Constrain	nts 5		Less than 5ha of a site Minerals or Waste Cor		_	rding Area. S	ite is not within a	
Defined Open Space	5		Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ing/proposed Country	
Green Belt & Green Wedge	5		Site does not lie within	the Me	tropolitan Green Bel	lt or Green W	Vedge	
Land Classification	0		Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	in the land c	lassification/s: Grade 1,	
Protected Natural Features	5		Site is in excess of 100 excess of 500m of any					
Flood Risk Constraints	5		Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 3		Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	N	I/A						
Proximity to Key Services	N	I/A						
Community Facilities	5		Development would n existing/proposed sch recreation facility	ool/heal	thcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability	0	utside	of DSB. In range of bus	stops. F	riority 3 contaminat	ed land: SOP	C000835, SOPC000836.	
Availability Criteria:					Availability R	lating:	Green	
Land Ownership	5		Held by developer/wil	ling own	er/public sector			
Land Condition	2		Established multiple u	ses				
Legal Constraints	5		Site does not face any known legal issues					
Planning Permission or	N	I/A						
Allocation								
Comments on Availability	Pa	art of	site currently in use for	other pu	irposes.			
Achievability Criteria:					Achievability	Rating:	Green	
Viability	5		Development is likely	viable		-	•	
Timescale for Deliverability	5		Up to 5 years					

SHELAA Reference:	CFS122	RAG Rating:	Amb	er	3	0 May 2023	
Site Address:	Land Northw Essex	est of Wheelers Hill Ro	oundabo	out, Wheelers Hill,	Little Walt	ham, Chelmsford,	
Parish:	Little Waltha	m	Total	Score:	98		
Developable Site Area	9.21		Reasc	Reason for			
(ha):			discounted areas:				
Potential Yield:	158		Typol	ogy:	2		
Proposed Use:	Residential		Comn	nents on the size			
			of site	:			
Suitability Criteria:				Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any o	existing/p	roposed employme	nt allocation		
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centr	re, South		•		
Proximity to the Workplace	. 5	Site is within 2km wal		ance of an employm	ent allocation	n	
Public Transport	5	Site is within 400m wa					
PROW and Cycling Connect		Site is within 100m wa				network	
Vehicle Access	5	A route exists enablin					
Strategic Road Access	N/A						
Designated Heritage Assets	Site does not contain	any desig	nated heritage asse	ts			
Non-Designated Heritage A	Site does not contain	any non-	designated heritage	assets			
Archaeological Assets	Site is not thought to	contain a	ny assets of archaed	ological inter	est		
Minerals & Waste Constrain	inerals & Waste Constraints 2				U	ding Area and requires Resource Assessment	
Defined Open Space	5	Site does not lie withi Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% c	r more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification	0	Grade 2 or Grade 3				lassification/s: Grade 1,	
Protected Natural Features	3	designated protected designated protected	natural f natural f	eature or within 500 eature		within 100m of a locally rnational/national	
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 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 2kr Centre/South Woodh	am Ferre	rs Town Centre			
Community Facilities	3	Development would p existing/proposed sch recreation facility	nool/heal	thcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability	_	ent to DSB. In range of bu adjacent protected under	•		_	•	
Availability Criteria:				Availability R	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling own				
Land Condition	5	Vacant land & building					
Legal Constraints	5	Site does not face any	known l	egal issues			
Planning Permission or Allocation	N/A	•					
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
Viability	5	Development is likely	viable	, , , , , , , , , , , , , , , , , , , ,			
Timescale for Deliverability		Up to 5 years					
Comments on Achievability							

SHELAA Reference: (CFS123	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land South E	ast of Little Belsteads,	Back Lane, Little Walthan	n, Chelmsfo	rd, Essex	
Parish:	Little Waltha	m	Total Score:	98		
Developable Site Area	2.15		Reason for			
(ha):			discounted areas:			
Potential Yield:	42		Typology:	3		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas	5	Development does no	t result in the loss of establis	hed shops ar	nd services within	
		Neighbourhood Centr				
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employme	ent allocation	1	
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connecti	vity 5	Site is within 100m wa	alking distance to either a PRO	OW or cycle i	network	
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A					
Designated Heritage Assets	5		any designated heritage asse			
Non-Designated Heritage As	ssets 5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain any assets of archaec	ological intere	est	
Minerals & Waste Constrain	ts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua nsultation Area	rding Area. S	ite is not within a	
Defined Open Space	5	Park or 'Other' Green			<u> </u>	
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within the	he Metropoli	tan Green Belt or Green	
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,	
Protected Natural Features	5		Om of any locally designated propertional designated propertional designational designation designat			
Flood Risk Constraints	5	Site is wholly within Flood Zone 1				
Air Quality Management Are	eas 5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	ts 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		n walking distance of one or i am Ferrers Town Centre	more service	s and the City	
Community Facilities	0	facility/place of worsh	esult in the loss of an existing nip/sports, leisure, or recreati	ion facility		
Comments on Suitability			mer Valley P&R. Vehicular ac 840. Historic landfill: EAHLD0		e from Back Lane. Priority	
Availability Criteria:			Availability R	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector			
Land Condition	5	Vacant land & building	gs			
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or Allocation	N/A					
Comments on Availability						
Achievability Criteria:			Achievability	Rating:	Green	
		Davidana anticiliato			1	
Viability	1.5	Development is likely	VIADIE			
Viability Timescale for Deliverability	5	Development is likely Up to 5 years	viable			

SHELAA Reference:	CFS124	RAG Rating:	Amber	3	0 May 2023				
Site Address:		osite Mid Essex Gravel P	its Ltd, Essex Regiment Wa	ay, Little Wa	altham, Chelmsford,				
Parish:	Essex Broomfiel		Total Score:	82					
Developable Site Area	7.2	<u>u</u>	Reason for	02					
(ha):	7.2		discounted areas:						
Potential Yield:	123		Typology:	2					
Proposed Use:	Residentia	ıl	Comments on the size						
			of site:						
Suitability Criteria:			Suitability Rating: Amber						
Proximity to Employment A	reas 3	Site is adjacent to an	existing/proposed employme	ent allocation					
Impact on Retail Areas	5	· ·	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated						
Proximity to the Workplace	. 5		alking distance of an employm	ent allocatio	n				
Public Transport	0		00m walking distance from all						
PROW and Cycling Connect	ivity 5	Site is within 100m w	valking distance to either a PR	OW or cycle	network				
Vehicle Access	5	A route exists enabling	ng vehicle access into/adjacer	nt to the site					
Strategic Road Access	N/	'A							
Designated Heritage Assets		Site does not contain	any designated heritage asse	ets					
Non-Designated Heritage A			any non-designated heritage						
Archaeological Assets	5		contain any assets of archae						
Minerals & Waste Constrain	nts 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						
			uld not have ceased prior to t	•					
Defined Open Space									
Green Belt & Green Wedge	0	The majority of the s Wedge	ite (90% or more) lies within t	the Metropol	itan Green Belt or Green				
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	hin the land o	classification/s: Grade 1,				
Protected Natural Features	0	Site partially or whol	ly comprises of one or more p	protected nat	ural features				
Flood Risk Constraints	2		e area is within Flood Zone 3						
Air Quality Management Ai			Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain			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	Woodham Ferrers To	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre						
Community Facilities	3		put additional strain on but n hool/healthcare facility/place						
Comments on Suitability	Ac Tre	cess). Wholly covered by Ti	ess from Essex Regiment Way PO (7.16ha) under TPO/2006/ hinated land SOPC000527, CHI	017; 2.57ha	LoWS; 2ha Essex Wildlife				
Availability Criteria:			Availability F	Rating:	Green				
Land Ownership	5	Held by developer/w	villing owner/public sector						
Land Condition	5	Vacant land & buildir	ngs						
Legal Constraints	5	Site does not face an	y known legal issues						
Planning Permission or Allocation	N/	'A							
Comments on Availability									
Achievability Criteria:			Achievability	/ Rating:	Green				
Viability Circuit.	5	Development is likely		Maching.	J. CC				
Timescale for Deliverability		Up to 5 years	,						
Deliverability	J								

SHELAA Reference:	CFS12	5	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land N	orth of	Cranham Road, Little	Waltham, Chelmsford, E	ssex			
Parish:	Little W	V althan	n	Total Score:	94			
Developable Site Area	9.78			Reason for				
(ha):				discounted areas:				
Potential Yield:	168			Typology:	2			
Proposed Use:	Reside	ntial		Comments on the size of site:				
Suitability Criteria:				Suitability Ra	ting:	Amber		
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas	ii Cas	5	·	t result in the loss of establis		nd services within		
impact on recuir ruleus		3		e, South Woodham Ferrers T	•			
Proximity to the Workplace	orkplace 5 Site is within 2km walking distance of an employment allocation				n			
Public Transport		0	Site is in excess of 400	m walking distance from all s	services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle i	network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	3	5	Site does not contain a	any designated heritage asse	ts			
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets			
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological intere	est		
Minerals & Waste Constraints 0 Site is wholly or partially within an ide				lly within an identified Mine	rals Consulta	tion Area and/or Waste		
				ere safeguarded infrastructui	-			
allocated activity would not have ceased prior to the inter						•		
Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/pr				ing/proposed Country				
Cusan Dalt O Cusan Madas	Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge				Jodgo			
Green Belt & Green Wedge	0 Site is predominantly Greenfield and primarily within the land classification/s: Gr				_			
Land Classification			Grade 2 or Grade 3					
Protected Natural Features	;	3		e of any protected natural fe natural feature or within 500				
			designated protected		on or an inte	Thational hational		
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrain	nts	3	Ground treatment is e	xpected to be required on pa	art of the site			
Neighbouring Constraints		0	Site has neighbouring	constraints with no potentia	I for mitigation	on		
Proximity to Key Services		0		n walking distance of one or i	more service	s and the City		
Community Facilities		3	·	ut additional strain on but no				
				ool/healthcare facility/place	of worship/s	ports, leisure, or		
0		0	recreation facility	lan assass fram Dualisa Lana	C b	- Dand Cantaurinated		
Comments on Suitability			e of DSB. Existing vehicu OPC00463, SOPC000240	lar access from Drakes Lane :).	and Crannam	i koad. Contaminated		
Availability Criteria:				Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector		•		
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	5 Site does not face any known legal issues					
Planning Permission or		N/A						
Allocation		•						
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability 5 Development is likely viable					1			
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability			1 2 1					
SS STACING VADINEY								

SHELAA Reference:	CFS12	6	RAG Rating:	Red		30 May 2023			
Site Address:	Brooki	mans Fa	rm, Back Lane, Stock	Ingatestone, Cl	И4 9DD				
Parish:	Stock			Total Score:		99			
Developable Site Area	0.6			Reason for					
(ha):				discounted are	eas:				
Potential Yield:	12			Typology: 5					
Proposed Use:	Reside	ntial		Comments on	the size				
				of site:					
Suitability Criteria:				Suita	bility Ra	ating:	Red		
Proximity to Employment A	reas	5	Site is outside of any e	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas		5	Development does no	t result in the loss	of establis	hed shops ar	nd services within		
			Chelmsford City Centr		m Ferrers T	own Centre	or any designated		
Proximity to the Workplace		0	Neighbourhood Centr Site is in excess of 2kn		of an emn	lovment allo	cation		
Public Transport	:	5	Site is within 400m wa				Cation		
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network		
Vehicle Access	ivity	5	A route exists enabling				- CONTON		
Strategic Road Access		N/A	7 TOUTE CAUSES CHADAN	5 vemore access	to, aajace				
Designated Heritage Assets		5	Site does not contain	any designated he	ritage asse	ts			
Non-Designated Heritage A		5	Site does not contain						
Archaeological Assets		5	Site is not thought to				est		
Minerals & Waste Constrain	nts	5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not with							
)	Minerals or Waste Co	nsultation Area					
Defined Open Space		5	Site does not lie within		as Open Sp	ace, an exist	ing/proposed Country		
	Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site (90% or more) lies within the Metropolitar								
Green Belt & Green Wedge	!	0	Wedge	e (90% or more) li	es within t	ne Metropoli	tan Green Belt or Green		
Land Classification					lassification/s: Grade 1,				
			Grade 2 or Grade 3						
Protected Natural Features		5	Site is in excess of 100						
51 15:10		_	excess of 500m of any Site is wholly within Fl		ional desig	nated protec	ted natural features		
Flood Risk Constraints		5	Site is whony within Fi		- A A A A A A				
Air Quality Management Ar Ground Condition Constrain		5	Ground treatment is n						
Neighbouring Constraints	11.5	5	Site has no neighbour	•	required				
Proximity to Key Services		3	Site is within 2km wal		services a	nd/or the Cit	v Centre/South		
Frominity to key services		3	Woodham Ferrers Tov	_	Sel vices a	may or the en	y centre/south		
Community Facilities		5	Development would n	ot result in the los	s of nor pu	t additional	strain on an		
			existing/proposed sch	ool/healthcare fac	cility/place	of worship/s	ports, leisure, or		
Comments on Suitability		Δdiaco	recreation facility nt to DSB. In range of bu	is stone Site is our	rently acco	sced directly	from Back Lane		
		Adjace	in to Dob. in range of be				1		
Availability Criteria: Land Ownership		0	Known to be in particu	•	ability F		Yellow		
Land Condition		3	Low intensity land use		TOPIC OWIT	Cisinp			
Legal Constraints		3	Site may possibly face						
Planning Permission or		N/A							
Allocation		,,,							
Comments on Availability			vner/s have not been in sion. Site in use for other		on. No evi	dence of land	lowner/s support with		
Achievability Criteria:			2.2. 2.2. 2.1.		vability	Rating:	Green		
Viability		5	Development is likely		· · · · · · · ·		2.55.1		
Timescale for Deliverability 5 Up to 5 years									
Comments on Achievability			1 . ,						
22									

SHELAA Reference:	: CFS127 RAG Rating: Red 30 May 2023					0 May 2023			
Site Address:	Land S	South of	Brookmans Farm, Ba	ck Lane	, Stock, Ingatestor	ne			
Parish:	Stock				Score:	106			
Developable Site Area	1.8			Reaso	on for				
(ha):				disco	unted areas:				
Potential Yield:	40			Typol	ogy:	3			
Proposed Use:	Reside	ential			ments on the size				
				of site	e:				
Suitability Criteria:					Suitability Ra	iting:	Red		
Proximity to Employment A	reas	5	Site is outside of any e	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated		
Proximity to the Workplace	0	Site is in excess of 2km	n walkin	g distance of an emp	loyment allo	cation			
Public Transport			Site is within 400m wa						
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network		
Vehicle Access									
Strategic Road Access N/A									
Designated Heritage Assets	5	Site does not contain a							
Non-Designated Heritage A	ssets	5	Site does not contain a	-					
Archaeological Assets	5	Site is not thought to							
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultatio	on Area				
Defined Open Space		5	Park or 'Other' Green	Space			ing/proposed Country		
Green Belt & Green Wedge	!	The majority of the site (90% or more) lies within the Metropolitan Green Bel Wedge							
Land Classification 0 Site is predominantly Greenfield and primarily within the land class Grade 2 or Grade 3									
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any	interna	tional/national desig				
Flood Risk Constraints		5	Site is wholly within Fl						
Air Quality Management Ar		5	Site is in excess of 500						
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbouri			1/ 1/ 01	0 1 10 11		
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	vn Centi	re				
Community Facilities		3	Development would p existing/proposed sch recreation facility						
Comments on Suitability		Adjace	ent to DSB. In range of bu	ıs stops.					
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owr	•		1		
Land Condition		5	Vacant land & building		.				
Legal Constraints		5							
Planning Permission or Allocation		N/A	<u>'</u>						
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable					
Timescale for Deliverability									
Comments on Achievability			7 30.0						
Comments on Achievability		I							

SHELAA Reference:	CFS12	9	RAG Rating:	Red		3(0 May 2023	
Site Address:	Land S	outh of	Writtle and North of	the A14	11, Writtle, Chelms	sford, Essex		
Parish:	Writtle	9		Total	Score:	88		
Developable Site Area	56.5			Reasc	n for			
(ha):				discou	ınted areas:			
Potential Yield:	886			Typol	ogy:	26		
Proposed Use:	Reside	ntial		Comn	nents on the size			
				of site	::			
Suitability Criteria:					Suitability Ra	nting:	Red	
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas		5	Development does no	t result i	n the loss of establis	hed shops ar	d services within	
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated	
5 t to 1 to 1 to 1 to 1			Neighbourhood Centre					
Proximity to the Workplace	!	5	Site is within 2km wall				1	
Public Transport		5	Site is within 400m wa				a a brown all	
PROW and Cycling Connect	ivity	5	Site is within 100m wa				Tetwork	
Vehicle Access		5	A route exists enabling	g venicie	access into/adjacen	t to the site		
Strategic Road Access		N/A	Cito doos not conta	anu d'	mated basitant are	+c		
Designated Heritage Assets		5	Site does not contain a		, ,			
Non-Designated Heritage A	ssets	5	Site does not contain a					
Archaeological Assets								
Minerals & Waste Constrain	further assessment to be undertaken in the form of a Minerals Resource Assess							
Defined Open Space		3		n an area			ing/proposed Country	
Green Belt & Green Wedge		0			r more) lies within t	he Metropoli	tan Green Belt or Green	
Land Classification		0		Greenfie	ld and primarily with	nin the land c	lassification/s: Grade 1,	
Protected Natural Features	Protected Natural Features 3			e of any	protected natural fea	atures but is	within 100m of a locally	
Trottetted Natural Federales		3	designated protected				•	
			designated protected natural feature					
Flood Risk Constraints		2	Up to 25% of the site a					
Air Quality Management Ar	eas	5	Site is in excess of 500					
Ground Condition Constrain	nts	3	Ground treatment is e					
Neighbouring Constraints		0	Site has neighbouring					
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	vn Centr	e			
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					
			existing/proposed sch recreation facility	ooI/heal	tncare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability		Adiace	nt to DSB. In range of bu	ıs stons	Vehicular access fro	m the Lodge	Road or Margaretting	
Comments on Sultubility							ted land, Priority 4 and 3	
		SOPC0	00105 ECC Gravel Pit.					
Availability Criteria:					Availability R	lating:	Yellow	
Land Ownership		3	Promoter has an optic	n to pur			sting owner	
Land Condition		3	Low intensity land use	!S				
Legal Constraints		3	Site may possibly face	legal iss	ues			
Planning Permission or		N/A						
Allocation								
Comments on Availability		Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Part of the site is currently in use for other purposes. Site not within promoters ownership.						
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable	, terrievability	manile.	3.00.1	
Timescale for Deliverability		5	Up to 5 years	VIUDIC				
Comments on Achievability		<u> </u>	1 26 10 2 10012					
Comments on Achievability								

SHELAA Reference:	CFS130	RAG Rating:	Amber	3	0 May 2023			
Site Address:	Land South	and South East of East	Hanningfield Village, East	Hannngfiel	d, Chelmsford, Essex			
Parish:	East Hannin	gfield	Total Score:	104				
Developable Site Area	59.051		Reason for	Gas pipe	and Buffer (2.139ha)			
(ha):			discounted areas:					
Potential Yield:	926		Typology:	26				
Proposed Use:	Mixed Use		Comments on the size	, , , , , , , , , , , , , , , , , , , ,				
			of site:	•	ployment use			
Suitability Criteria:		T	Suitability Rating: Amber					
Proximity to Employment A			Site is adjacent to an existing/proposed employment allocation					
Impact on Retail Areas	5	· ·	ot result in the loss of establis re, South Woodham Ferrers T res	•				
Proximity to the Workplace	. 5	Site is within 2km wal	king distance of an employm	ent allocatio	n			
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services				
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network			
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site				
Strategic Road Access	network, a safeguarded trunk road or a B-road							
Designated Heritage Assets 5 Site does not contain any designated heritage assets								
on-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets								
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts 5	Minerals or Waste Co						
Defined Open Space	5	Park or 'Other' Green						
Green Belt & Green Wedge			n the Metropolitan Green Be					
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily with					
Protected Natural Features			y comprises of one or more p	rotected nat	ural features			
Flood Risk Constraints	5	Site is wholly within F						
Air Quality Management Ar			Om from a designated AQMA					
Ground Condition Constrain			not expected to be required					
Neighbouring Constraints	3		constraints with potential fo		_			
Proximity to Key Services	0		m walking distance of one or am Ferrers Town Centre	more service	es and the City			
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on but no nool/healthcare facility/place	of worship/s	sports, leisure, or			
Comments on Suitability			us stops. Vehicle and cycle ac					
			085ha protected under TPO/1	.975/039, TP	O/2016/016,			
Availability Cuit sui	170/	1984/019.	A ! - - !!!!)_ti	Cross			
Availability Criteria:	1_	I that also also also a 1 a	Availability F	tating:	Green			
Land Ownership	5		lling owner/public sector					
Land Condition	5	Vacant land & building						
Legal Constraints	5	Site does not face any	known legal issues					
Planning Permission or Allocation	N/A							
Comments on Availability								
Achievability Criteria:			Achievability	Rating:	Green			
Viability	5	Development is likely						
Timescale for Deliverability		Up to 5 years						
Comments on Achievability								

SHELAA Reference:	CFS131	RAG Rating:	Amber	3	0 May 2023				
Site Address:	Land North	and South of East Hanr	ningfield Road, South and	East of Hov	ve Green, Sandon,				
	Chelmsfor	d, Essex							
Parish:	Sandon		Total Score:	101					
Developable Site Area	72.16		Reason for	Gas pipe	and Buffer (2.26ha)				
(ha):			discounted areas:						
Potential Yield:	1131		Typology:	26					
Proposed Use:	Mixed Use		Comments on the size	Size of site is potentially suitable for all employment use					
6 21-1-22 621-2-			of site:		<u> </u>				
Suitability Criteria:		Cita in a saide of a	Suitability Ra		Amber				
Proximity to Employment A			Site is outside of any existing/proposed employment allocation Development does not result in the loss of established shops and services within						
Impact on Retail Areas	5	•	re, South Woodham Ferrers 1	-					
Proximity to the Workplace	9 0	Site is in excess of 2kr	m walking distance of an emp	loyment allo	ocation				
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services					
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network				
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site					
Strategic Road Access	0		ess to nor is adjacent to the s ed trunk road or a B-road	trategic roac	d network, primary road				
Designated Heritage Assets	5 5	Site does not contain	any designated heritage asse	ets					
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets					
Archaeological Assets	5	Site is not thought to	Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrai	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua Insultation Area	rding Area. S	Site is not within a				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	in an area defined as Open Sp Space	ace, an exist	ting/proposed Country				
Green Belt & Green Wedge	. 5	Site does not lie withi	in the Metropolitan Green Be	lt or Green \	Vedge				
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land	classification/s: Grade 1,				
Protected Natural Features	0	Site partially or wholl	Site partially or wholly comprises of one or more protected natural features						
Flood Risk Constraints	4	Site is wholly or partia	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1						
Air Quality Management A			Om from a designated AQMA						
Ground Condition Constrai			Ground treatment is not expected to be required						
Neighbouring Constraints	5	Site has no neighbour							
Proximity to Key Services	0	Centre/South Woodh	m walking distance of one or am Ferrers Town Centre		· 				
Community Facilities	3	· ·	put additional strain on but no nool/healthcare facility/place						
Comments on Suitability	Roa	ad, Southlands Chase and B	s stops. Vehicle access from E utts Green Road. 0.01ha and	_					
Availability Criteria:	170	0/2001/126.	Availability F	Pating:	Green				
	5	Held by developer/wi	illing owner/public sector	willig.	Jieen				
Land Ownership Land Condition	4	Established single use	<u> </u>						
Legal Constraints	5	Site does not face any							
Planning Permission or Allocation	N/A		,						
Comments on Availability	Site	e in use for other purposes							
Achievability Criteria:		do lo. other purposes	Achievability	Rating	Green				
•	5	Development is likely	•	nating.	Green				
Viability Timescale for Deliverability		Up to 5 years	VIGNIC						
Limaccala for Dollyorability									

SHELAA Reference:	CFS132	RAG Rating:	Amber	3	0 May 2023			
Site Address:	Land surrou	unding Highlands Farm	East and West of Souther	nd Road, Eas	t Hanningfield,			
	Chelmsford	, Essex						
Parish:	East Hannir	ngfield	Total Score:	94				
Developable Site Area	145.62		Reason for					
(ha):			discounted areas:					
Potential Yield:	4077		Typology:	24				
Proposed Use:	Mixed Use		Comments on the size		e is potentially suitable			
			of site:	for all em	ployment use			
Suitability Criteria:			Suitability Rating: Amber					
Proximity to Employment A	Areas 5	Site is outside of any existing/proposed employment allocation						
Impact on Retail Areas	5		ot result in the loss of establi re, South Woodham Ferrers res	•				
Proximity to the Workplace	9 5	Site is within 2km wa	Site is within 2km walking distance of an employment allocation					
Public Transport	0	Site is in excess of 400	Om walking distance from all	services				
PROW and Cycling Connec	tivity 5	Site is within 100m w	alking distance to either a PI	ROW or cycle	network			
Vehicle Access	5		g vehicle access into/adjace					
Strategic Road Access O Site has no direct access to nor is adjacent to the strategic road net network, a safeguarded trunk road or a B-road					I network, primary road			
Designated Heritage Assets	0	Site contains one or n	nore designated heritage ass	sets				
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	e assets				
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegu nsultation Area	arding Area. S	Site is not within a			
Defined Open Space 5 Site does not lie within an Park or 'Other' Green Spa			n an area defined as Open S Space	pace, an exist	ting/proposed Country			
Green Belt & Green Wedge	dge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge				Vedge			
Land Classification	O Site is predominantly Greenfield and primarily within the land classification/s: G Grade 2 or Grade 3							
Protected Natural Features	3		e of any protected natural for natural feature or within 50 natural feature					
Flood Risk Constraints	2		area is within Flood Zone 3					
Air Quality Management A	reas 5	Site is in excess of 500	Om from a designated AQMA	1				
Ground Condition Constrai	nts 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	Centre/South Woodh	m walking distance of one or am Ferrers Town Centre					
Community Facilities	3		out additional strain on but r nool/healthcare facility/place					
Comments on Suitability			from Main Road. Grade 2 li. oWS). Three areas of Priorit	-				
Availability Criteria:		<u> </u>	Availability	•	Green			
Land Ownership	5	Held by developer/wi	lling owner/public sector					
Land Condition	5	Vacant land & buildin						
Legal Constraints	5	5 Site does not face any known legal issues						
Planning Permission or Allocation	N/A							
Comments on Availability								
Achievability Criteria:			Achievabilit	v Rating:	Green			
	5	Development is likely		y ivacilig.	Jicen			
Viability Timescale for Deliverability		Up to 5 years	VIGNIC					
	ents on Achievability							

SHELAA Reference:	CFS133		RAG Rating:	Red		3	0 May 2023		
Site Address:	Land Sou	uth of	720 Galleywood Road	d, Chelmsfor	d				
Parish:	Chelmsfo	ord		Total Score	:	110			
Developable Site Area	0.11			Reason for					
(ha):				discounted	areas:				
Potential Yield:	3			Typology:	Typology: 19+32+36				
Proposed Use:	Mixed U	se		Comments on the size					
				of site:		suitable for large scale industri use			
Suitability Criteria:			Suitability Rating: Red						
Proximity to Employment A	Areas 5	5	Site is outside of any e	xisting/propos	ed employme	nt allocation	•		
Impact on Retail Areas	5	5	Development does no Chelmsford City Centre Neighbourhood Centre	e, South Wood		•			
Proximity to the Workplace	9 5	5	Site is within 2km wall	king distance o	f an employm	ent allocation	า		
Public Transport	5	5	Site is within 400m wa	lking distance	of one or mor	e services			
PROW and Cycling Connect	ivity C)	Site is not connected t	o either an ex	sting PROW o	r cycle netwo	ork		
Vehicle Access			A route exists enabling						
Strategic Road Access		2 Site has direct access to or is adjacent to a safeguarded trunk road or B-road					oad or B-road		
Designated Heritage Assets	Designated Heritage Assets 5 Site does not contain any designated heritage assets								
Non-Designated Heritage A	on-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets								
Archaeological Assets	5		Site is not thought to o						
Minerals & Waste Constrai	nts 5	5	Less than 5ha of a site Minerals or Waste Cor	nsultation Area	ı				
Defined Open Space	5	5	Site does not lie within Park or 'Other' Green		ed as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	· (O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gi Wedge					tan Green Belt or Green		
Land Classification	С	0 Site is predominantly Greenfield and primarily within the land classification/s: Grad Grade 2 or Grade 3					lassification/s: Grade 1,		
Protected Natural Features	5	5	Site is in excess of 100 excess of 500m of any	-					
Flood Risk Constraints	5	5	Site is wholly within Fl				Neu Hatarar reatar es		
Air Quality Management A			Site is in excess of 500		nated AQMA				
Ground Condition Constrai			Ground treatment is n						
Neighbouring Constraints	5	5	Site has no neighbouri	ng constraints					
Proximity to Key Services	3	3	Site is within 2km wall Woodham Ferrers Tov		f all services a	nd/or the Cit	y Centre/South		
Community Facilities	5		Development would n existing/proposed sch- recreation facility	ot result in the ool/healthcare	facility/place	of worship/s	ports, leisure, or		
Comments on Suitability	F	Adjace	nt to Urban Area. In ran	ge of bus stops	s. Vehicular acc	cess from Ga	lleywood Road.		
Availability Criteria:					ailability R	Rating:	Green		
Land Ownership	5		Held by developer/wil		blic sector				
Land Condition	5		Vacant land & building						
Legal Constraints	5	5	Site does not face any	known legal is	sues				
Planning Permission or Allocation	N	N/A							
Comments on Availability									
Achievability Criteria:				Ac	hievability	Rating:	Green		
Viability	5	5	Development is likely				ı		
Timescale for Deliverability			Up to 5 years						
Comments on Achievability			1						

SHELAA Reference:	CFS13	4	RAG Rating:	Red		3	0 May 2023		
Site Address:	Land S	outh W	est of Silverwood, So	uth Han	ningfield Road, Re	ettendon, C	helmsford		
Parish:	Retter	ndon		Total 9	Score:	110			
Developable Site Area	0.24			Reaso	n for				
(ha):				discou	nted areas:				
Potential Yield:	7			Typolo	ogy:	18			
Proposed Use:	Reside	ential		Comments on the size of site:					
Suitability Criteria:			Suitability Rating: Red						
Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation	•		
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres						
Proximity to the Workplace	<u> </u>	5	Site is within 2km wall	king dista	nce of an employme	ent allocatio	n		
Public Transport		5	Site is within 400m wa						
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		N/A				·			
Designated Heritage Assets		5	Site does not contain a	any desig	nated heritage asse	ts			
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets			
Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaed	ological inter	est		
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	nsultation	n Area				
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	e (90% o	r more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfiel	d and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any	-					
Flood Risk Constraints		5	Site is wholly within Fl	lood Zone	<u>.</u>	·			
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a	designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbouri	ing const	raints				
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha			more service	s and the City		
Community Facilities		5	Development would n existing/proposed sch recreation facility		•				
Comments on Suitability		Outsid	e of DSB. In range of bus	stops.					
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	lling own	•				
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any		egal issues				
Planning Permission or Allocation		N/A							
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Green		
Viability Viability		5	Development is likely	viable	Acinevability	Manig.	J. C.C.II		
			Up to 5 years						
		J	op to 3 years						
Comments on Achievability									

Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas N/A Proximity to the Workplace N/A Public Transport PROW and Cycling Connectivity Site is within 400m walking distance of one or more services A route exists enabling vehicle access into/adjacent to the site Strategic Road Access Site has direct access to or is adjacent to the strategic road netw Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Defined Open Space Suitability Rating:	ELAA Reference: C	S135	RAG Rating:	Amk	per	30 May 2023		
Developable Site Area (ha):	Address:	and north o	f The Old Coal Yard, Li	ttle Wal	tham, Chelmsford	, Essex		
Comments on the size Current size	sh:	roomfield		Total	Score:	93		
Potential Yield: Proposed Use: Employment Comments on the size of site: Suitability Criteria: Suitability Criteria: Proximity to Employment Areas N/A Impact on Retail Areas N/A Proximity to the Workplace N/A Proximity to the Workplace PROW and Cycling Connectivity Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle new cycle new site anabling whice access into/adjacent to the site Strategic Road Access S A route exists enabling whice access into/adjacent to the site Strategic Road Access S Site has direct access to or is adjacent to the strategic road netw Pesignated Heritage Assets S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not tontain any non-designated heritage assets Minerals & Waste Constraints S Less than 5ha of a site is within a Minerals Safeguarding Area. Sit Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existir Park or 'Other' Green Space Green Belt & Green Wedge O The majory of the site (90% or more) lies within the Metropolit Wedge Protected Natural Features S Site is in excess of 100m of any locally designated protected nate excess of 500m from a designated Application Site is wholly within Flood Zone 1 Air Quality Management Areas S Site is in excess of 500m from a designated Application Site is in excess of 500m from a designated Application of the site New York of the Site Open Space of Application of Site Site Site Site Site Site Site Site	elopable Site Area	.38		Reasc	on for	0		
Proposed Use: Employment Comments on the size of site: Suitability Criteria: Suitability Rating:	:			disco	unted areas:			
Suitability Criteria: Proximity to Employment Areas N/A Proximity to the Workplace N/A Non-Designated Heritage Assets Site is within 100m walking distance to either a PROW or cycle in the site Strategic Road Access Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site does not contain any assets of archaeological interes Minerals & Waste Constraints Site does not lie within an Area defined as Open Space, an existir Park or 'Other' Green Space Green Belt & Green Wedge Under Green Space Green Belt & Green Wedge Under Green Space Site is predominantly Greenfield and primarily within the Metropolit Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification Site is in excess of 100m of any locally designated protected nate excess of 500m of any international/national designated protected nate excess of 500m from a designated Applace Site is in excess of 500m from a designated Applace Flood Risk Constraints Site is in excess of 500m from a designated Applace Site is in excess of 500m from a designated Applace Site is in excess of 500m from a designated protected nate excess of 500m from a designated Applace Site is in excess of 500m from a designated Applace Site is in excess of 500m from a designated Applace Site is in excess of 500m from a designated Applace Site is in excess of 500m from a designated	ential Yield:			Typol	/pology: 32			
Suitability Criteria: Proximity to Employment Areas N/A Impact on Retail Areas N/A Public Transport S Site is within 400m walking distance of one or more services PROW and Cycling Connectivity S Site is within 100m walking distance of one or more services PROW and Cycling Connectivity S Site is within 100m walking distance of one or more services PROW and Cycling Connectivity S Site is within 100m walking distance to either a PROW or cycle n Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access S Site has direct access to or is adjacent to the strategic road netw Designated Heritage Assets S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site is not thought to contain any assets of archaeological interes Minerals & Waste Constraints S Site as not ine within a Minerals Safeguarding Area. Site Minerals or Waste Consultation Area Defined Open Space S Site does not contain any non-designated heritage assets Archaeological Assets S Site is not thought to contain any assets of archaeological interes Minerals & Waste Consultation Area S Site does not contain any non-designated heritage assets Archaeological Assets S Site is not thought to contain any assets of archaeological interes Minerals or Waste Consultation Area Defined Open Space S Site on thought to contain any assets of archaeological interes Wedge Land Classification S Site does not contain any assets of archaeological interes Wedge Land Classification S Site on thought to contain any assets of archaeological interes Wedge Land Classification S Site is in excess of 100m of any locally designated protected ante excess of 500m of any locally designated protected nate excess of 500m of any locally designated protected nate excess of 500m of any locally designated protected nate excess of 500m of any locally designated protected nate excess of 500m of any locally designated AQMA Ground treatmen	oosed Use:	mployment		Comn	nents on the size	Current si	ize of site is not	
Suitability Criteria: Suitability Rating:				of site	2:	suitable fo	or large scale industrial	
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 not the variety of the site is predominantly Greenfield and primarily within the land of Grade 2 or Grade 3 Protected Natural Features 5 Site is nexcess of 100m of any locally designated protected nate excess of 500m from a designated Acoma of the site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m from a designated Acoma Ground Condition Constraints N/A Proximity to Key Services N/A Community Facilities 5 Development would not result in the loss of nor put additional stexisting/proposed school/healthcare facility/place of worship/spreciping Constraints 5 Site is not accompliance of the variety of the site of the variety of the						use		
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 n 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 netw Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological intere Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Sit Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existir Park or 'Other' Green Space Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolit Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification 2 Site is predominantly Greenfield and primarily within the land classification 3 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m of any international/national designated protected nate excess of 500m for any international/national designated protected nate excess of 500m from a designated AQMA Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site N/A Community Facilities 5 Development would not result in the loss of nor put additional stexisting/proposed school/healthcare facility/place of worship/sprecreation facility Comments on Suitability Criteria: Availability Rating: Land Ownership 5 Held by developer/willing owner/public sector N/A Allocation 5 Site does not face any known legal issues	tability Criteria:				Suitability Ra	iting:	Amber	
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 not 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. Site has direct access to or is adjacent to the strategic road network. Site has direct access to or is adjacent to the strategic road network. Site has direct access to or is adjacent to the strategic road network. Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site Minerals & Waste Consultation Area 5 Minerals or Waste Consultation Area 6 Site does not lie within an area defined as Open Space, an existing Park or 'Other' Green Space 7 Other' Green Space 8 Site is does not lie within an area defined as Open Space, an existing Park or 'Other' Green Space 9 Site is in excess of 100m of any locally designated protected nate excess of 500m of any international/national designated protected nate excess of 500m of any international/national designated protected nate excess of 500m from a designated AQMA 6 Ground Condition Constraints 7 Site is in excess of 500m from a designated AQMA 6 Ground Condition Constraints 8 Site is in excess of 500m from a designated AQMA 6 Ground Condition Constraints 8 Site is in excess of 500m from a designated AQMA 6 Ground Condition Constraints 8 Site is in excess of 500m from a designated AQMA 6 Ground Condition Constraints 8 Site is in excess of 500m from a designated AQMA 6 Ground Condition 8 Site is in excess of 500m from a designated AQMA 6 Site is in excess of 500m from a designated AQMA 6 Site is in excess of 500m from	kimity to Employment Ar	as N/A						
Public Transport PROW and Cycling Connectivity Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle in Vehicle Access Sate and Site is within 100m walking distance to either a PROW or cycle in Vehicle Access Site is does not contain any designated to the site Strategic Road Access Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site does not in within an Alinerals Safeguarding Area. Site Minerals & Waste Constraints Site does not lie within an area defined as Open Space, an existir Park or Other' Green Space Green Belt & Green Wedge Office of Space Site is predominantly Greenfield and primarily within the Metropolit Wedge Land Classification Site is predominantly Greenfield and primarily within the land of Grade 2 or Grade 3 Protected Natural Features Site is in excess of 100m of any locally designated protected nate excess of 500m of any international/national designated protect Flood Risk Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints N/A Proximity to Key Services N/A Community Facilities Site is in cases of 500m from a designated AQMA Community Facilities Solve in excess of 500m from a designated of worship/sp recreation facility Comments on Suitability Outside of DSB. In range of bus stops. Existing vehicular access from Little Availability Criteria: Land Ownership Land Condition Solve developer/willing owner/public sector Land Condition Solve developer/willing owner/public sector Allocation Comments on Availability	act on Retail Areas	N/A						
PROW and Cycling Connectivity Vehicle Access 5	kimity to the Workplace	N/A						
Vehicle Access 5	lic Transport	5	Site is within 400m w	alking dis	stance of one or mor	e services		
Strategic Road Access 5 Site has direct access to or is adjacent to the strategic road netwood Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest of a site is within a Minerals Safeguarding Area. Site Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing Park or 'Other' Green Space Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolit Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land of Grade 2 or Grade 3 Protected Natural Features 5 Site is in excess of 100m of any locally designated protected nature excess of 500m of any international/national designated protected sexcess of 500m of any international/national designated protected food Risk Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints N/A Proximity to Key Services N/A Community Facilities 5 Development would not result in the loss of nor put additional stexisting/proposed school/healthcare facility/place of worship/sprecreation facility Comments on Suitability Cutside of DSB. In range of bus stops. Existing vehicular access from Little Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Planning Permission or Allocation Comments on Availability	W and Cycling Connectiv	ty 5					network	
Designated Heritage Assets Non-Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interes Minerals & Waste Constraints Less than 5ha of a site is within a Minerals Safeguarding Area. Sit Minerals or Waste Consultation Area Defined Open Space Site does not lie within an area defined as Open Space, an existir Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site (90% or more) lies within the Metropolit Wedge Land Classification O Site is predominantly Greenfield and primarily within the land cla Grade 2 or Grade 3 Frotected Natural Features Site is in excess of 100m of any locally designated protected nature excess of 500m of any international/national designated protected Flood Risk Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Air Quality Management Areas Ground Condition Constraints N/A Proximity to Key Services N/A Community Facilities Site is excess of 500m from a designated AQMA Community Facilities Development would not result in the loss of nor put additional stexisting/proposed school/healthcare facility/place of worship/sprecreation facility Comments on Suitability Outside of DSB. In range of bus stops. Existing vehicular access from Little Availability Criteria: Land Ownership Land Condition Site does not face any known legal issues N/A Planning Permission or Allocation Comments on Availability	icle Access							
Non-Designated Heritage Assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest in thought to contain any assets of archaeological interest in thought to contain any assets of archaeological interest in thought to contain any assets of archaeological interest in thought to contain any assets of archaeological interest in thought to contain any assets of archaeological interest in the land of a site is within a Minerals Safeguarding Area. Sit Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing Park or 'Other' Green Space Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolit Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land of Grade 2 or Grade 3 Protected Natural Features 5 Site is in excess of 100m of any locally designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected in the excess of 500m of any international/national designated protected in the site is in excess of 500m from a designated AQMA Ground Condition Constraints N/A Proximity to Key Services N/A Community Facilities 5 Development would not result in the loss of nor put additional steps existing/proposed school/healthcare facility/place of worship/sprecreation facility Comments on Suitability Outside of DSB. In range of bus stops. Existing vehicular access from Little Availability Criteria: Land Condition 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Planning Permission or Allocation N/A	tegic Road Access						work	
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Sit Minerals or Waste Consultation Area 5 Site does not lie within an area defined as Open Space, an existir Park or 'Other' Green Space 6 Green Belt & Green Wedge 1 The majority of the site (90% or more) lies within the Metropolit Wedge 1 Land Classification 2 Site is predominantly Greenfield and primarily within the land classification 3 Site is in excess of 100m of any locally designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected is in excess of 500m from a designated AQMA 6 Ground Condition Constraints 8 Site is in excess of 500m from a designated AQMA 7 Ground Condition Constraints 8 Site is in excess of 500m from a designated AQMA 8 Ground Condition Constraints 8 N/A 8 Proximity to Key Services 8 N/A 8 Development would not result in the loss of nor put additional stexisting/proposed school/healthcare facility/place of worship/sprecreation facility 8 Comments on Suitability 9 Outside of DSB. In range of bus stops. Existing vehicular access from Little Existing Proposed school/healthcare facility Rating: 1 Land Ownership 1 Land Condition 5 Vacant land & buildings 1 Legal Constraints 5 Site does not face any known legal issues 1 Planning Permission or Allocation 2 Comments on Availability	ignated Heritage Assets							
Minerals & Waste Constraints Defined Open Space 5 Site does not lie within an area defined as Open Space, an existir Park or 'Other' Green Space Green Belt & Green Wedge 1 The majority of the site (90% or more) lies within the Metropolit Wedge Land Classification 2 Site is predominantly Greenfield and primarily within the land classification 3 Site is in excess of 100m of any locally designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m form a designated AQMA Ground Condition Constraints N/A Proximity to Key Services N/A Community Facilities 5 Development would not result in the loss of nor put additional stexisting/proposed school/healthcare facility/place of worship/sprecreation facility Comments on Suitability Outside of DSB. In range of bus stops. Existing vehicular access from Little Availability Criteria: Availability Rating: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Planning Permission or Allocation Comments on Availability	-Designated Heritage As	, , ,						
Defined Open Space 5 Site does not lie within an area defined as Open Space, an existir Park or 'Other' Green Space Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolit Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land cla Grade 2 or Grade 3 Protected Natural Features 5 Site is in excess of 100m of any locally designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m from a designated AQMA Ground Condition Constraints N/A Proximity to Key Services N/A Community Facilities 5 Development would not result in the loss of nor put additional stexisting/proposed school/healthcare facility/place of worship/sprecreation facility Comments on Suitability Outside of DSB. In range of bus stops. Existing vehicular access from Little Availability Criteria: Availability Rating: Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability	naeological Assets							
Green Belt & Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification Protected Natural Features Site is in excess of 100m of any locally designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national/national/national/nation	erals & Waste Constrain	5				rding Area. S	Site is not within a	
Land Classification O Site is predominantly Greenfield and primarily within the land classification Protected Natural Features S Site is in excess of 100m of any locally designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated protected nature excess of 500m of any international/national designated AQMA Ground Condition Constraints N/A Proximity to Key Services N/A Development would not result in the loss of nor put additional stexisting/proposed school/healthcare facility/place of worship/sprocreation facility Comments on Suitability Outside of DSB. In range of bus stops. Existing vehicular access from Little Availability Criteria: Availability Rating: Land Ownership S Held by developer/willing owner/public sector Land Condition S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability	ned Open Space	5	1 1 1 9 1 1					
Protected Natural Features 5 Site is in excess of 100m of any locally designated protected nature excess of 500m of any international/national designated protects Flood Risk Constraints 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints N/A Proximity to Key Services N/A Community Facilities 5 Development would not result in the loss of nor put additional stexisting/proposed school/healthcare facility/place of worship/sprecreation facility Comments on Suitability County Criteria: Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints Planning Permission or Allocation Comments on Availability	en Belt & Green Wedge						itan Green Belt or Green	
excess of 500m of any international/national designated protect Flood Risk Constraints 5 Site 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 st existing/proposed school/healthcare facility/place of worship/sp recreation facility Comments on Suitability Outside of DSB. In range of bus stops. Existing vehicular access from Little Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability	d Classification	0		Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,	
Flood Risk Constraints Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Neighbouring Constraints N/A Proximity to Key Services N/A Community Facilities Development would not result in the loss of nor put additional st existing/proposed school/healthcare facility/place of worship/sp recreation facility Comments on Suitability Outside of DSB. In range of bus stops. Existing vehicular access from Little Availability Criteria: Land Ownership Legal Constraints Planning Permission or Allocation Comments on Availability Site is wholly within Flood Zone 1 Site is in excess of 500m from a designated AQMA Ground treatment is expected to be required on part of the site N/A Proximity to Key Services N/A Development would not result in the loss of nor put additional st existing/proposed school/healthcare facility/place of worship/sp recreation facility Pacilognal Proximate	ected Natural Features	5						
Ground Condition Constraints Neighbouring Constraints N/A Proximity to Key Services N/A Community Facilities Development would not result in the loss of nor put additional st existing/proposed school/healthcare facility/place of worship/sp recreation facility Comments on Suitability Outside of DSB. In range of bus stops. Existing vehicular access from Little Availability Criteria: Land Ownership Land Condition Sheld by developer/willing owner/public sector Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability	d Risk Constraints	5				•		
Neighbouring Constraints Proximity to Key Services N/A Community Facilities 5 Development would not result in the loss of nor put additional stexisting/proposed school/healthcare facility/place of worship/sprecreation facility Comments on Suitability Outside of DSB. In range of bus stops. Existing vehicular access from Little Availability Criteria: Land Ownership Land Condition 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints Planning Permission or Allocation Comments on Availability	Quality Management Are	s 5	·					
Proximity to Key Services N/A Community Facilities 5 Development would not result in the loss of nor put additional st existing/proposed school/healthcare facility/place of worship/sp recreation facility Comments on Suitability Outside of DSB. In range of bus stops. Existing vehicular access from Little Availability Criteria: Land Ownership Land Condition 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints Flanning Permission or Allocation Comments on Availability	und Condition Constrain	3	-					
Community Facilities 5 Development would not result in the loss of nor put additional strexisting/proposed school/healthcare facility/place of worship/sprecreation facility Comments on Suitability Outside of DSB. In range of bus stops. Existing vehicular access from Little Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability	ghbouring Constraints	N/A						
Community Facilities 5 Development would not result in the loss of nor put additional stexisting/proposed school/healthcare facility/place of worship/sprecreation facility Comments on Suitability Outside of DSB. In range of bus stops. Existing vehicular access from Little Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability	kimity to Key Services	N/A						
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Availability Rating: Held by developer/willing owner/public sector Vacant land & buildings Site does not face any known legal issues N/A N/A	nmunity Facilities	5	existing/proposed sch		•			
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Availability Rating: Site does oner/public sector Vacant land & buildings Site does not face any known legal issues N/A	nments on Suitability	Outsid	de of DSB. In range of bu	s stops. E	xisting vehicular acc	ess from Litt	le Waltham Road.	
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or N/A Allocation N/A Comments on Availability	ailability Criteria:				Availability R	Rating:	Green	
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	•	5	Held by developer/wi	lling own				
Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability	•							
Planning Permission or N/A Allocation Comments on Availability								
Allocation Comments on Availability								
	-							
	nments on Availability							
,					Achievability	Rating:	Green	
Viability 5 Development is likely viable		5	Development is likely	viable				
Timescale for Deliverability 5 Up to 5 years	•							
Comments on Achievability			1 , , , , , ,					

SHELAA Reference:	CFS13	6	RAG Rating:	Red		3	0 May 2023		
Site Address:	Land so	outh of	Cob Cottage, Church	Road, Wes	: Hanningfield,	Chelmsfor	d, Essex		
Parish:	West H	lanning	field	Total Sco	re:	97			
Developable Site Area	1.6			Reason fo	or				
(ha):				discounte	d areas:				
Potential Yield:	36			Typology		3			
Proposed Use:	Reside	ntial		Commen	s on the size				
				of site:					
Suitability Criteria:				S	uitability Ra	iting:	Red		
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation						
Impact on Retail Areas		5		Development does not result in the loss of established shops and services within					
			Chelmsford City Centr Neighbourhood Centre	•	odham Ferrers T	own Centre	or any designated		
Proximity to the Workplace	,	0	Site is in excess of 2km		tance of an emp	lovment allo	cation		
Public Transport		5	Site is within 400m wa			-			
PROW and Cycling Connect	ivitv	5	Site is within 100m wa				network		
Vehicle Access	·vicy	3				-	plementation of a route		
V 61.116.16 7 160635			to enable vehicle acce	ss into/adjac	ent to the site		•		
Strategic Road Access		N/A							
Designated Heritage Assets									
Non-Designated Heritage A	ssets	5							
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a						
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor		•	rding Area. S	ite is not within a		
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space				ing/proposed Country		
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% or m	ore) lies within t	he Metropoli	itan Green Belt or Green		
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 designated protected designated protected	natural featu	re or within 500		within 100m of a locally rnational/national		
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1					
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a de	signated AQMA				
Ground Condition Constrain	nts	3	Ground treatment is e	xpected to b	e required on pa	art of the site	2		
Neighbouring Constraints		5	Site has no neighbouri	ing constrain	ts				
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha			more service	s and the City		
Community Facilities		3	Development would p existing/proposed sch						
0 1 2 1 1 1111		۸ ما ۰	recreation facility						
Comments on Suitability		Aujace	nt to DSB. In range of bu				T _		
Availability Criteria:	,		1		vailability R	tating:	Green		
Land Ownership		5	Held by developer/wil		ublic 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									
Achievability Criteria:				Α	chievability	Rating:	Green		
Viability		5							
Timescale for Deliverability		5							
Comments on Achievability			ı						

SHELAA Reference:	CFS137	7	RAG Rating:	Red		3	0 May 2023
Site Address:	Land W	est of	Farrow Road, Chelms	ford, Es	sex		
Parish:	Chelms	ford		Total	Score:	88	
Developable Site Area	3.67			Reaso	n for		
(ha):				discou	unted areas:		
Potential Yield:	0			Typol	ogy:	34	
Proposed Use:	Employ	ment		Comn	nents on the size	Size of sit	e is potentially suitable
				of site	: :	for all em	ployment use
Suitability Criteria:					Suitability Ra	ting:	Red
Proximity to Employment A	reas	N/A					
Impact on Retail Areas		N/A					
Proximity to the Workplace	}	N/A					
Public Transport		5	Site is within 400m wa	lking dis	tance of one or more	e services	
PROW and Cycling Connect	ivity	5	Site is within 100m walking distance to either a PROW or cycle network				
Vehicle Access		5	A route exists enabling	vehicle	access into/adjacen	t 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 A	5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaec	logical inter	est
Minerals & Waste Constrain	nts	5	Less than 5ha of a site	is withir	a Minerals Safegua	rding Area. S	ite is not within a
			Minerals or Waste Cor				
Defined Open Space		5	Site does not lie within		defined as Open Sp	ace, an exist	ing/proposed Country
			Park or 'Other' Green				itan Casan Balt an Casan
Green Belt & Green Wedge		0	Wedge	e (90% 0	r more) lies within ti	ne ivietropoi	itan Green Belt or Green
Land Classification		0	•	Greenfie	ld and primarily with	in the land o	classification/s: Grade 1,
20110 010001110011011		•	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			nated proted	cted natural features
Flood Risk Constraints		0	Over 50% of the site area is within Flood Zone 3				
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA Ground treatment is expected to be required on part of the site				
Ground Condition Constrain	nts	3	Ground treatment is e	xpected	to be required on pa	art of the site	9
Neighbouring Constraints		N/A					
Proximity to Key Services		N/A					
Community Facilities		5	Development would n existing/proposed sch recreation facility		•		
Comments on Suitability			nt to Urban Area. Adjace from Rodney Way. Prior				of bus stops. Vehicular
Availability Criteria:					Availability R	ating:	Green
Land Ownership		5	Held by developer/wil				•
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known l	egal issues		
Planning Permission or		N/A					
Allocation		-					
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable	,		
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		-	·				

SHELAA Reference: 0	CFS138	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land East o	f Hallfield House, Back L	ane, Little Waltham, Chel	msford			
Parish:	Little Walth	am	Total Score:	99			
Developable Site Area	3.28		Reason for				
(ha):			discounted areas:				
Potential Yield:	64		Typology:	3			
Proposed Use:	Residential		Comments on the size of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation	<u> </u>		
Impact on Retail Areas	5	·	ot result in the loss of establis re, South Woodham Ferrers T es	•			
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	n		
Public Transport	0	Site is in excess of 400	m walking distance from all	services			
PROW and Cycling Connecti	vity 5		alking distance to either a PR		network		
Vehicle Access	5		g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	3	Site is adjacent to one	or more designated heritage	e assets			
Non-Designated Heritage A	ssets 5	Site does not contain	Site does not contain any non-designated heritage assets				
Archaeological Assets	5	_	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts 5	Minerals or Waste Co					
Defined Open Space	5	Park or 'Other' Green		•			
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3					
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a loc designated protected natural feature or within 500m of an international/national designated protected natural feature					
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrain	nts 5	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	0		n walking distance of one or lam Ferrers Town Centre	more service	es and the City		
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	Outs	ide of DSB. Adjacent to co	nservation area.				
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wil	lling owner/public sector				
Land Condition	5	Vacant land & building	gs				
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	N/A	·	-				
Comments on Availability							
			Achievability	Rating:	Green		
Achievability Criteria:							
Achievability Criteria: Viability	5	Development is likely	•				
Viability Timescale for Deliverability	5	Development is likely Up to 5 years	•				

SHELAA Reference:	CFS139		RAG Rating:	Yello	w	30	0 May 2023	
Site Address:	Borehan	n Airfi	eld, Waltham Road, B	Borehan	n, Chelmsford			
Parish:	Borehan	n		Total	Score:	93		
Developable Site Area	474.736			Reasc	n for	Electricity line (0.664ha)		
(ha):				disco	ınted areas:			
Potential Yield:	6646			Typol	ogy:	23		
Proposed Use:	Mixed U	lse		Comn	nents on the size	Size of site is potentially suitable		
				of site	:	for all em	ployment use	
Suitability Criteria:					Suitability Ra	ting:	Yellow	
Proximity to Employment A	reas 3	3	Site is adjacent to an e	existing/	proposed employme	nt allocation	•	
Impact on Retail Areas	Į.	5	Development does no	t result i	n the loss of establis	hed shops ar	nd services within	
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated	
5 · · · · · · · · · · · · · · · · · · ·			Neighbourhood Centre					
Proximity to the Workplace		5	Site is within 2km wall				1	
Public Transport		5	Site is within 400m wa Site is within 100m wa				actuark	
PROW and Cycling Connect		5	A route exists enabling				letwork	
Vehicle Access		5 5					work	
Strategic Road Access Designated Heritage Assets		0	Site has direct access to or is adjacent to the strategic road network Site contains one or more designated heritage assets					
		5 5	Site contains one or more designated heritage assets Site does not contain any non-designated heritage assets					
Non-Designated Heritage Assets 5 Archaeological Assets 5							2¢†	
Minerals & Waste Constraints 0			Site is not thought to contain any assets of archaeological interest Site is wholly or partially within an identified Minerals Consultation Area and/or Waste					
Willierals & Waste Collstial	ills (U		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 wou	ld not ha	ve ceased prior to th	ne intended o	delivery of development	
Defined Open Space	3	3	Site partially lies withi		a defined as Open Sp	ace, an exist	ing/proposed Country	
			Park or 'Other' Green	•				
Green Belt & Green Wedge		5	Site does not lie within		•			
Land Classification	(0	Grade 2 or Grade 3	Greenfie	d and primarily witr	iin the land c	lassification/s: Grade 1,	
Protected Natural Features	(0	Site partially or wholly	compris	es of one or more p	rotected nati	ural features	
Flood Risk Constraints 2			Up to 25% of the site a					
Air Quality Management Ar		<u></u> 5	Site is in excess of 500					
Ground Condition Constrain		3	Ground treatment is e			art of the site)	
Neighbouring Constraints	Į.	5	Site has no neighbouri	ing const	raints			
Proximity to Key Services	3	3	Site is within 2km wall Woodham Ferrers Tov			nd/or the Cit	y Centre/South	
Community Facilities	:	3	Development would p			ot result in th	e loss of on an	
community ruemeres	,		existing/proposed sch					
			recreation facility					
Comments on Suitability			Urban Area. In range of					
			gs in/adjacent to site. No				7/013, The Grove (LoWS).	
			, ,				DPC000295, SOPC000545.	
Availability Criteria:			•		Availability R		Green	
Land Ownership		5	Held by developer/wil	ling own	•	- 6-		
Land Condition		2	Established multiple u		•			
Legal Constraints		<u>-</u> 5	Site does not face any		egal issues			
Planning Permission or			already allocated in t			t of SGS6. S	ee 22/00001/MAS	
Allocation			,		51			
Comments on Availability	1	A safeg	uarded corridor runs no	rth/sout	h through the site w	hich is alloca	ited for the future North	
			elmsford Bypass. Part o	f site red	uires mineral extrac	tion prior to	development taking	
	1	place.					T	
Achievability Criteria:					Achievability	Rating:	Yellow	
Viability		5	Development is likely	viable				
Timescale for Deliverability		4	Over 5 years					
Comments on Achievability	'							

SHELAA Reference:	CFS140)	RAG Rating:	Red		3	0 May 2023	
Site Address:	Land So	outh Ea	st of Merefields, Mai	n Road,	, Little Waltham, C	helmsford,	Essex	
Parish:	Little W	/althan	n	Total	Score:	104		
Developable Site Area	13.74			Reaso	on for			
(ha):				disco	unted areas:			
Potential Yield:	236			Typol	ogy:	1		
Proposed Use:	Resider	ntial			ments on the size			
				of site:				
Suitability Criteria:					Suitability Ra	iting:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no			•		
			Chelmsford City Centr Neighbourhood Centre	•	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace		5	Site is within 2km wall		ance of an employm	ent allocation	n	
Public Transport		5	Site is within 400m wa				•	
PROW and Cycling Connect		5	Site is within 100m wa				network	
Vehicle Access	,	5	A route exists enabling					
Strategic Road Access		N/A			<u>·</u>			
Designated Heritage Assets		5	Site does not contain a	any desi	gnated heritage asse	ts		
Non-Designated Heritage A		5	Site does not contain a					
Archaeological Assets		5	Site is not thought to	te is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts	5	Less than 5ha of a site	is withi	n a Minerals Safegua	rding Area. S	ite is not within a	
			Minerals or Waste Cor	nsultatio	on Area			
Defined Open Space		3	Site partially lies withi Park or 'Other' Green		a defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% d	or more) lies within t	he Metropoli	itan Green Belt or Green	
Land Classification		0		Greenfie	eld and primarily with	nin the land o	lassification/s: Grade 1,	
Protected Natural Features		3 Site does not comprise of any protected natural features but is within 100m or				within 100m of a locally		
			designated protected		•			
			designated protected					
Flood Risk Constraints		2	Up to 25% of the site a					
Air Quality Management Ar		5	Site is in excess of 500					
Ground Condition Constrain	nts	5	Ground treatment is n					
Neighbouring Constraints		5	Site has no neighbouri				Carlos (Carlo	
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov			na/or the Cit	y Centre/South	
Community Facilities		3	Development would p			ot result in th	ne loss of on an	
			existing/proposed sch	ool/hea	Ithcare facility/place	of worship/s	ports, leisure, or	
		0	recreation facility		Tuisting Factor (II)		a and autating action	
Comments on Suitability			e of DSB. In range of bus I Green Space (Limited A	•	• •		0.0	
			nt Chelmer Mosaic (LoW		a ca adjacent protec	ica anaci Tr	0, 2005, 010 and	
Availability Criteria:				•	Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owr				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any		legal issues			
Planning Permission or		N/A	1		<u> </u>			
Allocation								
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable	•		•	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			•					

SHELAA Reference:	CFS141	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land North \	West of the Crescent, L	ittle Leighs, Chelmsford, E	ssex			
Parish:	Great Leighs		Total Score:	104			
Developable Site Area	2.98		Reason for				
(ha):			discounted areas:				
Potential Yield:	58	Typology: 3					
Proposed Use:	Residential		Comments on the size of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr		own Centre	or any designated		
Proximity to the Workplace	. 5		king distance of an employm		n		
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity 0		to either an existing PROW o	-	ork		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5		any designated heritage asse				
Non-Designated Heritage A			any non-designated heritage				
Archaeological Assets	5		contain any assets of archaed				
Minerals & Waste Constrain		Minerals or Waste Co					
Defined Open Space	5	Site does not lie withit Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3						
Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a designated protected natural feature or within 500m of an international/nation designated protected natural feature							
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA				
Ground Condition Constrain	nts 3	Ground treatment is e	expected to be required on pa	art of the site	9		
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	0		m walking distance of one or l am Ferrers Town Centre	more service	s and the City		
Community Facilities	3		evelopment would put additional strain on but not result in the loss of on an xisting/proposed school/healthcare facility/place of worship/sports, leisure, or				
Comments on Suitability		_	s stops. Adjacent Orchid Mea	dow (LoWS)	. Adjoins Priority 1		
Availability Criteria:	conta	minated site: SOPC00023	Availability F	Pating	Green		
· · · · · · · · · · · · · · · · · · ·	1 -	Held by dayalanar/wi	lling owner/public sector	aung.	Jieen		
Land Ownership	5	Vacant land & building					
Land Condition		Site does not face any					
Legal Constraints	5	Site does not race any	known legal issues				
Planning Permission or Allocation	N/A						
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability		Up to 5 years					
Comments on Achievability		•					

SHELAA Reference:	CFS142	2	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land No	orth of	Lammas Cottage, Hig	h Street, Stock			
Parish:	Stock			Total Score:	96		
Developable Site Area	1.2			Reason for	Oil pipe (0.02ha)	
(ha):				discounted areas:			
Potential Yield:	27			Typology:	4		
Proposed Use:	Resider	ntial		Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation		
Impact on Retail Areas		5	•	t result in the loss of establis e, South Woodham Ferrers 1 es	-		
Proximity to the Workplace	:	0	Site is in excess of 2km	n walking distance of an emp	loyment allo	cation	
Public Transport		5	Site is within 400m wa	lking distance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking distance to either a PR	OW or cycle	network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		0	Site contains one or m	ore designated heritage asse	ets		
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets				
Archaeological Assets		5	Site is not thought to o	contain any assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts	5	Minerals or Waste Cor				
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ting/proposed Country	
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: G Grade 2 or Grade 3				
Protected Natural Features		0	Site partially or wholly	comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Ar	eas	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to be required			
Neighbouring Constraints		5	Site has no neighbouri	ing constraints			
Proximity to Key Services		3	Site is within 2km walk Woodham Ferrers Tov	king distance of all services a vn Centre	nd/or the Ci	ty Centre/South	
Community Facilities		3	· ·	ut additional strain on but no ool/healthcare facility/place			
Comments on Suitability		Road.	_	is stops. Vehicular access is and building. Partially within a			
Availability Criteria:			,	Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector	- 0-		
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	<u> </u>			
Planning Permission or Allocation		N/A	,				
Comments on Availability		Pipelin	e runs through the site v	which requires a 6 metre eas	ement to be	undeveloped.	
Achievability Criteria:			-	Achievability		Green	
Viability		5	Development is likely				
Timescale for Deliverability		5	Up to 5 years				
		-					

SHELAA Reference:	CFS143	RAG Rating:	Amber	30 May 2023			
Site Address:	Land at Seve	n Ash Green					
Parish:	Chelmsford		Total Score:	93			
Developable Site Area	6.79		Reason for				
(ha):			discounted areas:				
Potential Yield:	116		Typology:	2			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra		Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation)		
Impact on Retail Areas	5	•	ot result in the loss of establis re, South Woodham Ferrers T res	•			
Proximity to the Workplace	5	Site is within 2km wal	lking distance of an employm	ent allocatio	n		
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity 0	Site is not connected	to either an existing PROW o	r cycle netw	ork		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacer	nt to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A	ssets 5	Site does not contain any non-designated heritage assets					
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	rest		
Minerals & Waste Constrain	nts 0	Consultation Area wh	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 si	te (90% or more) lies within a untry Park or 'Other' Green S	an area defin			
Green Belt & Green Wedge	0		te (90% or more) lies within t		litan Green Belt or Green		
Land Classification	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 wholl	y comprises of one or more p	rotected nat	tural features		
Flood Risk Constraints	4	Site is wholly or partia	ally within Flood Zone 2, with	the remain	der in Flood Zone 1		
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA				
Ground Condition Constrain	nts 3	Ground treatment is	expected to be required on p	art of the sit	е		
Neighbouring Constraints	5	Site has no neighbour	Site has no neighbouring constraints				
Proximity to Key Services	5	Site is within 800m w Woodham Ferrers To	alking distance of all services wn Centre	and/or the (City Centre/South		
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 ecreation facility				
Comments on Suitability	and (nge of bus stops. Accessible N (LoWS) both on boundary of t e.		•		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	illing owner/public sector		1		
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any	=				
Planning Permission or	N/A		<u> </u>				
Allocation							
Comments on Availability				-			
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely			1		
Timescale for Deliverability		Up to 5 years					
Comments on Achievability		, , , , , , , , , , , , , , , , , , , ,					

SHELAA Reference:	CFS144		RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land Ea	st of S	t Marys Church, Chur	ch Road, Little Baddow, C	helmsford,	Essex	
Parish:	Little Ba	addow		Total Score:	104		
Developable Site Area	0.38			Reason for			
(ha):				discounted areas:			
Potential Yield:	11			Typology:	17		
Proposed Use:	Residen	ntial		Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ating:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation		
Impact on Retail Areas		5	•	t result in the loss of establis e, South Woodham Ferrers T es	•		
Proximity to the Workplace	9	5		king distance of an employm		n	
Public Transport		0	Site is in excess of 400	m walking distance from all s	services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets	;	3	-	or more designated heritage			
Non-Designated Heritage A	ssets	3	Site is adjacent to one	or more non-designated her	ritage assets		
Archaeological Assets		5	Site is not thought to o	contain any assets of archaed	ological inter	est	
Minerals & Waste Constrain		5	Minerals or Waste Cor				
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	!	5		n the Metropolitan Green Be	It or Green V	Vedge	
Land Classification		0		Greenfield and primarily with			
Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of designated protected natural feature or within 500m of an international/nation designated protected natural feature							
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to be required			
Neighbouring Constraints		5	Site has no neighbouri	=			
Proximity to Key Services		0		n walking distance of one or i am Ferrers Town Centre	more service	s and the City	
Community Facilities		5		nent would not result in the loss of nor put additional strain on an proposed school/healthcare facility/place of worship/sports, leisure, or a facility			
Comments on Suitability			e of DSB. Existing access ected Lane.	from Church Lane. Adjacent	to Grade I L	isted Building. Adjacent to	
Availability Criteria:				Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any				
Planning Permission or Allocation		N/A	·				
Comments on Availability							
					. D	T _	
Acmevability Criteria:				Achievability	Rating:	Green	
Achievability Criteria: Viability		5	Development is likely	Achievability	Rating:	Green	
Viability Timescale for Deliverability		5	Development is likely Up to 5 years	•	Rating:	Green	

Parish: Boreham Total Score: 111 Developable Site Area (IAs) Reason for discounted areas: Potential Yield: 310 Typology: 1 Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Green Proximity to Employment Areas 5	SHELAA Reference:	CFS14	5	RAG Rating:	Gree	en	30	0 May 2023
Developable Site Area 18.06 Reason for discounted areas: Proposed Use: Residential Typology: 1 Comments on the size of site: Suitability Rating: Green Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Site is within Allom walking distance of an employment allocation Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Site is within Allom walking distance of an employment allocation Proximity to the Workplace 5 Site is within 400m walking distance of one or more services Site is within 400m walking distance of one or more services Site is within 400m walking distance of each or either a PROV or cycle network Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Possignated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Site does not contain any non-designated Minerals Safeguarding Area and requires Site of the structure of the structure Site of the structure Site of the structure Site of Site of Site Site of Site Sit	Site Address:	Land E	East of F	Plantation Road and W	est of (Church Road, Bore	ham, Chelm	nsford, Essex
Comments on the size	Parish:	Boreh	am		Total	Score:	111	·
Proposed Use:	Developable Site Area	18.06			Reasc	on for		
Proposed Use: Residential Comments on the size of site: Suitability Rating: Green	(ha):				disco	unted areas:		
Comments on the size of site: Suitability Rating: Green	Potential Yield:	310			Typol	ogy:	1	
Suitability Criteria: Suitability Criteria: Suitability Rating: Green	Proposed Use:	Reside	ential					
Proximity to Employment Areas Site is outside of any existing/proposed employment allocation Impact on Retail Areas	·				of site	e:		
Impact on Retail Areas S	Suitability Criteria:					Suitability Ra	nting:	Green
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace Proximity to the Workplace Site is within 2km walking distance of an employment allocation Site is within 100m walking distance of one or more services PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network Wehicle Access Site is within 100m walking distance to either a PROW or cycle network Wehicle Access N/A Designated Heritage Assets N/A Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site is within 100m valking distance of either a PROW or cycle network Wehicle Access Non-Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site is so thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is seed to a part all within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space Green Belt & Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national design	Proximity to Employment A	reas	5	Site is outside of any e	existing/p	proposed employme	nt allocation	
Public Transport PROW and Cycling Connectivity 5 Site is within 100m 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 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 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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature 6 Site is wholly within Flood Zone 1 Site is wholly within Flood Zone 1 Site is while in a very site of the require	Impact on Retail Areas			Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated
PROW and Cycling Connectivity 5 Site is within 100m walking distance 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 Site is not thought to contain any assets of archaeological interest Site foes not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 6 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 6 Site does not in within the Metropolitan Green Belt or Green Wedge Solite does not in within the Metropolitan Green Belt or Green Wedge Solite 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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national 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 Site is wholly within Flood Zone 1 Site is within 10m of a locally designated Access of 500m from a designated ACMA Ground Condition Constraints 5 Site has no neighbouring constraints Flood Risk Proximity to Key Services 3 Site is within 10m of a locally designated access and/or the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Adjacent	Proximity to the Workplace	<u>:</u>						1
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of almerals Resource Assessment to Practice Assessment of the White Assessment of	Public Transport		5					
Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does 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 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 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 3 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 3 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site does not liew thin the Metropolitan Green Belt or Green Wedge Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site ont control of Green Space 4 or Green Space 4 or Grade 3 Site ont liew thin the Metropolitan Green Belt or Green Wedge Site is within 2 or Grade 3 Site ont liew thin the Metropolitan Green Belt or Green Wedge or Grade 3 Site ont liew thin the Metropolitan Green Belt or Green Wedge 1 or Grade 2 or Grade 3 Site ont liew thin the Metropolitan Green Belt or Green Wedge 1 or Grade 2 or Grade 3 Site ont liew thin the Metropolitan Green Belt or Green Wedge	PROW and Cycling Connect	ivity	5					network
Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any any assets of archaeological interest Minerals & Waste Constraints 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 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature Flood Risk Constraints Site is wholly within Flood Zone 1 Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities 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. Availability Criteria: Availability Rating: Green Viability Criteria: Vacant land & buildings Legal Constraints Site does not face any known legal issues Planning Permission or N/A Allocation South Reference Pac	Vehicle Access		_	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Non-Designated Heritage Assets 5 Site does 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 to emprise of any protected natural feature 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 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 7 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. Availability Criteria: Audi Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Strategic Road Access		N/A					
Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 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 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge Site does not lie within the Metropolitan Green Belt or Green Wedge Site does not lie within the Metropolitan Green Belt or Green Wedge Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an internation	Designated Heritage Assets							
Minerals & Waste Constraints Defined Open Space 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 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 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 or within 500m of an international/national designated protected natural feature Flood Risk Constraints Site is wholly within Flood Zone 1 Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has no neighbouring constraints 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 Adjacent to DSB. In range of bus stops. Access via Orchard Way. Availability Criteria: Availability Rating: Green Land Condition Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability Site does not face any known legal issues Planning Permission or N/A Allocation Solvelopment is likely viable Timescale for Deliverability Speech	Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets				
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 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 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 3 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 4 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natura	Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest				
Park or 'Other' Green Space	Minerals & Waste Constrain	nts	2	, ,	,		U	
And Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or wit	Defined Open Space		5	Park or 'Other' Green	Space			
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 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 Availability Criteria: Land Ownership Land Condition Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Vacant land & buildings Achievability Rating: Green	Green Belt & Green Wedge	!	5					
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. Availability Criteria: Land Ownership Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Classification		0	Grade 2 or Grade 3				lassification/s: Grade 1,
Flood Risk Constraints Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities 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. Availability Criteria: Land Ownership SHeld by developer/willing owner/public sector Land Condition Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Development is likely viable Timescale for Deliverability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Protected Natural Features		3	designated protected natural feature or within 500m of an international/national				
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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Wiability Criteria: Achievability Rating: Green Achievability Criteria: Achievability Rating: Green Wiability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Flood Risk Constraints		5	Site is wholly within Fl	lood Zon	e 1		
Ground Condition Constraints Signal freatment is not expected to be required Neighbouring Constraints 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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Achievability Rating: Green	Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA		
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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			5	Ground treatment is n	ot expe	cted to be required		
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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints		5	Site has no neighbouri	ing const	traints		
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Adjacent to DSB. In range of bus stops. Access via Orchard Way. Availability Criteria: Land Ownership S Held by developer/willing owner/public sector Land Condition S Vacant land & buildings Legal Constraints Flanning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Criteria: Development is likely viable Timescale for Deliverability S Development is likely viable Timescale for Deliverability Adjacent to DSB. In range of bus stops. Access via Orchard Way. Availability Rating: Availability Rating: Achievability Rating: Green	Proximity to Key Services		3		-		nd/or the Cit	y Centre/South
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Adjacent to DSB. In range of bus stops. Access via Orchard Way. Availability Rating: Green Availability Rating: Freen Site does not face any known legal issues N/A Achievability Achievability Criteria: Achievability Rating: Achievability Rating: Achievability Rating: Freen Achievability Rating: Achievability Rating: Achievability Timescale for Deliverability Availability Rating: Achievability Rating:	Community Facilities		3	existing/proposed sch				
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability Development is likely viable Timescale for Deliverability Availability Rating: Steen Availability Rating: Steen Vacant land & buildings Site does not face any known legal issues N/A Achievability Rating: Achievability Rating: Green Vacant land & buildings Site does not face any known legal issues Achievability Rating: Steen Achievability Rating: Steen Vacant land & buildings Achievability Rating: Steen Achievability Rating: Steen	Comments on Suitability		Adjace		ıs stops.	Access via Orchard \	Way.	
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years						Availability R	Rating:	Green
Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Ownership		5	Held by developer/wil	lling own	•		1
Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	•					•		
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				`		legal issues		
Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or			1				
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years								
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years						Achievability	Rating:	Green
Timescale for Deliverability 5 Up to 5 years			5	Development is likely	viable			
, , , , , , , , , , , , , , , , , , , ,								
				- p to 5 / 50/15				

SHELAA Reference:			RAG Rating:	Amb) May 2023
Site Address:	Land Eas	st of B	owen House, Wheele	ers Hill, Li	ttle Watham, Che	elmsford, Es	ssex
Parish:	Little Wa	althan	n	Total S	core:	99	
Developable Site Area	1.03			Reason	for		
(ha):				discour	nted areas:		
Potential Yield:	23			Typolo	gy:	4	
Proposed Use:	Resident	tial		Comme	ents on the size		
				of site:			
Suitability Criteria:					Suitability Ra	iting:	Amber
Proximity to Employment A	reas 5	5	Site is outside of any e	existing/pr	oposed employme	nt allocation	
Impact on Retail Areas	5	5	Development does no	t result in	the loss of establis	hed shops an	d services within
			Chelmsford City Centre Neighbourhood Centre	es			
Proximity to the Workplace	. 5	5	Site is within 2km wall	king distar	ice of an employm	ent allocatior	1
Public Transport	()	Site is in excess of 400)m walking	distance from all s	services	
PROW and Cycling Connect	ivity 5	5	Site is within 100m wa	alking dista	ance to either a PR	OW or cycle r	network
Vehicle Access		5	A route exists enabling	g vehicle a	ccess into/adjacen	t to the site	
Strategic Road Access	1	N/A		·			
Designated Heritage Assets		5	Site does not contain any designated heritage assets				
Non-Designated Heritage Assets 5			Site does not contain a	any non-d	esignated heritage	assets	
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts 5	5	Less than 5ha of a site Minerals or Waste Cor		_	rding Area. S	ite is not within a
Defined Open Space	(1)	3	Site partially lies within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	(0	The majority of the sit Wedge	e (90% or	more) lies within t	he Metropoli	tan Green Belt or Green
			Site is predominantly of Grade 2 or Grade 3	Greenfield	l and primarily with	in the land c	lassification/s: Grade 1,
Protected Natural Features	5	5	Site is in excess of 100 excess of 500m of any				
Flood Risk Constraints	5	5	Site is wholly within Fl				
Air Quality Management Ar	eas 5	5	Site is in excess of 500	m from a	designated AQMA		
Ground Condition Constrain	nts 3	3	Ground treatment is e	expected to	o be required on pa	art of the site	
Neighbouring Constraints	5	5	Site has no neighbouri				
Proximity to Key Services	(0	Site is in excess of 2km Centre/South Woodha			more services	s and the City
Community Facilities	3	3	Development would p existing/proposed sch- recreation facility				
Comments on Suitability	(Outside	e of DSB. Existing field a	ccess from	Plantation Road. (Outdoor Spor	ts (Private).
Availability Criteria:					Availability R	ating:	Green
Land Ownership	5	5	Held by developer/wil	ling owne			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known le	gal issues		
Planning Permission or Allocation		N/A			-		
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			1 /				
Comments on Achievability							

Parish: Developable Site Area (ha): Potential Yield: Proposed Use: Resider Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	Hannin	Site is outside of any e Development does no Chelmsford City Centry Neighbourhood Centry Site is within 2km wall Site is within 400m was A route exists enabling Site does not contain a Site does not contain a Site is not thought to a Less than 5ha of a site Minerals or Waste Cor Site does not lie within Park or 'Other' Green The majority of the sit Wedge	Total Score: Reason for discounted areas: Typology: Comments on the of site: Suitabili existing/proposed emp t result in the loss of ene e, South Woodham Fe es king distance of an emp alking distance of one of alking distance to eithe g vehicle access into/ar any designated heritage any non-designated her contain any assets of a is within a Minerals Sa is suitation Area in an area defined as Of Space e (90% or more) lies w	2 size 3 size 3 size 3 size 3 size 4 size 4 size 5 size 5 size 6 size	and services within e or any designated on e network e		
Developable Site Area (ha): Potential Yield: 123 Proposed Use: Resider Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	5 5 5 5 5 5 5 7 8 5 5 5 5 5 5 5 5 5 5 5	Site is outside of any e Development does no Chelmsford City Centry Neighbourhood Centry Site is within 2km wall Site is within 400m was A route exists enabling Site does not contain a Site does not contain a Site is not thought to a Less than 5ha of a site Minerals or Waste Cor Site does not lie within Park or 'Other' Green The majority of the sit Wedge	Reason for discounted areas: Typology: Comments on the of site: Suitability existing/proposed empth result in the loss of every eye, South Woodham Feles with the loss of every eye, South Woodham Feles eye with the loss of every eye and the loss of every eye with the loss of every eye eye with the loss of every eye eye eye eye with the loss of every eye eye eye eye eye eye eye eye eye	sy Rating: oyment allocatio tablished shops a rers Town Centre oloyment allocati r more services r a PROW or cycle lijacent to the site e assets ritage assets chaeological inte feguarding Area. een Space, an exist	n and services within e or any designated on e network e network Site is not within a sting/proposed Country		
Potential Yield: 123	5 5 5 5 5 5 5 N/A 5 5 5 5 5	Development does no Chelmsford City Centry Neighbourhood Centry Site is within 2km wall Site is within 400m was A route exists enabling Site does not contain a Site does not contain a Site is not thought to Cless than 5ha of a site Minerals or Waste Cor Site does not lie within Park or 'Other' Green The majority of the sit Wedge	discounted areas: Typology: Comments on the of site: Suitabilitexisting/proposed empt result in the loss of every south Woodham Feles wing distance of an empt liking distance of one could be a contained any designated heritage any non-designated heritage any non-designated heritage any non-designated heritage any non-designated heritage and an area defined as Of Space e (90% or more) lies were some and the contained area of space.	size sy Rating: oyment allocation tablished shops a rers Town Centre oloyment allocation representation of tablished shops a rers Town Centre oloyment allocation representation of tablished shops a PROW or cycle diacent to the site of tablished assets ritage assets ritage assets rechaeological interfeguarding Area. The space, an existent of the street of tablished shops are shops as a second shop are shops as a second shop are shops as a second shop as a second shop are shops as a second shop are shop as a second shop as a second shop are shop as a second shop are shop as a second shop as a sec	n and services within e or any designated on e network e network Site is not within a sting/proposed Country		
Potential Yield: Resider Proposed Use: Resider Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	5 5 5 5 5 5 5 N/A 5 5 5 5 5	Development does no Chelmsford City Centry Neighbourhood Centry Site is within 2km wall Site is within 400m was A route exists enabling Site does not contain a Site does not contain a Site is not thought to Cless than 5ha of a site Minerals or Waste Cor Site does not lie within Park or 'Other' Green The majority of the sit Wedge	Typology: Comments on the of site: Suitability existing/proposed empt result in the loss of every eye. South Woodham Feles wing distance of an empt existing distance of one could be access into/accept the suitable of the suitable existing distance to either green the suitable existing distance of an empt existing distance of an empt existing distance to either green the suitable existing any non-designated heritage existing any assets of a list within a Minerals Sansultation Area and an area defined as Of Space e (90% or more) lies were existed the suitable existing the suitable existence of the suitable existing the suitable existing the suitable existing the suitable existing the suitable existence exis	size sy Rating: oyment allocation tablished shops a rers Town Centre oloyment allocation representation of tablished shops a rers Town Centre oloyment allocation representation of tablished shops a PROW or cycle diacent to the site of tablished assets ritage assets ritage assets rechaeological interfeguarding Area. The space, an existent of the street of tablished shops are shops as a second shop are shops as a second shop are shops as a second shop as a second shop are shops as a second shop are shop as a second shop as a second shop are shop as a second shop are shop as a second shop as a sec	n and services within e or any designated on e network e network Site is not within a sting/proposed Country		
Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	5 5 5 5 5 5 5 N/A 5 5 5 5 5	Development does no Chelmsford City Centry Neighbourhood Centry Site is within 2km wall Site is within 400m was A route exists enabling Site does not contain a Site does not contain a Site is not thought to Cless than 5ha of a site Minerals or Waste Cor Site does not lie within Park or 'Other' Green The majority of the sit Wedge	Comments on the of site: Suitability of site: Existing/proposed empth result in the loss of each of site ea	size sy Rating: oyment allocation tablished shops a rers Town Centre oloyment allocation representation of tablished shops a rers Town Centre oloyment allocation representation of tablished shops a PROW or cycle diacent to the site of tablished assets ritage assets ritage assets rechaeological interfeguarding Area. The space, an existent of the street of tablished shops are shops as a second shop are shops as a second shop are shops as a second shop as a second shop are shops as a second shop are shop as a second shop as a second shop are shop as a second shop are shop as a second shop as a sec	n and services within e or any designated on e network e network Site is not within a sting/proposed Country		
Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	5 5 5 5 5 5 5 N/A 5 5 5 5 5	Development does no Chelmsford City Centry Neighbourhood Centry Site is within 2km wall Site is within 400m was A route exists enabling Site does not contain a Site does not contain a Site is not thought to Cless than 5ha of a site Minerals or Waste Cor Site does not lie within Park or 'Other' Green The majority of the sit Wedge	of site: Suitability existing/proposed emp t result in the loss of every existing distance of an emp alking distance of one could d	ey Rating: oyment allocation stablished shops a rers Town Centre ployment allocati r more services r a PROW or cycle lijacent to the site e assets ritage assets rchaeological inte feguarding Area. een Space, an exist thin the Metropo	n and services within e or any designated on e network e network Site is not within a sting/proposed Country		
Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	5 5 5 5 5 N/A 5 5 5 5 5	Development does no Chelmsford City Centry Neighbourhood Centry Site is within 2km wall Site is within 400m was A route exists enabling Site does not contain a Site does not contain a Site is not thought to Cless than 5ha of a site Minerals or Waste Cor Site does not lie within Park or 'Other' Green The majority of the sit Wedge	Suitabilination in its content of the content of th	oyment allocation tablished shops a trers Town Centre oloyment allocation represented a PROW or cycle of the state of the	n and services within e or any designated on e network e network Site is not within a sting/proposed Country		
Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	5 5 5 5 5 N/A 5 5 5 5 5	Development does no Chelmsford City Centry Neighbourhood Centry Site is within 2km wall Site is within 400m was A route exists enabling Site does not contain a Site does not contain a Site is not thought to Cless than 5ha of a site Minerals or Waste Cor Site does not lie within Park or 'Other' Green The majority of the sit Wedge	existing/proposed emp t result in the loss of e- e, South Woodham Fe es king distance of an em- alking distance of one co- alking distance to eithe g vehicle access into/ac any designated heritag any non-designated he- contain any assets of a is within a Minerals Sa insultation Area in an area defined as Op Space e (90% or more) lies w	oyment allocation tablished shops a trers Town Centre oloyment allocation represented a PROW or cycle of the state of the	n and services within e or any designated on e network e network Site is not within a sting/proposed Country		
Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	5 5 5 5 5 N/A 5 5 5 5 5	Development does no Chelmsford City Centry Neighbourhood Centry Site is within 2km wall Site is within 400m was A route exists enabling Site does not contain a Site does not contain a Site is not thought to Cless than 5ha of a site Minerals or Waste Cor Site does not lie within Park or 'Other' Green The majority of the sit Wedge	t result in the loss of e- e, South Woodham Fe es king distance of an em alking distance of one of alking distance to eithe g vehicle access into/ac any designated heritag any non-designated he contain any assets of a is within a Minerals Sa asultation Area an an area defined as Op Space e (90% or more) lies w	tablished shops arers Town Centre Town Centre oloyment allocation of the services of a PROW or cycle of the site of the services of the servic	end services within e or any designated on e network e erest Site is not within a sting/proposed Country		
Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	5 5 5 5 5 N/A 5 5 5 5 5	Chelmsford City Centry Neighbourhood Centry Site is within 2km wall Site is within 400m was A route exists enabling Site does not contain a Site does not contain a Site is not thought to a Less than 5ha of a site Minerals or Waste Cor Site does not lie within Park or 'Other' Green The majority of the sit Wedge	e, South Woodham Fe es king distance of an em alking distance of one of alking distance to eithe g vehicle access into/ac any designated heritag any non-designated he contain any assets of a is within a Minerals Sa asultation Area an an area defined as Op Space e (90% or more) lies w	oloyment allocation more services a PROW or cycle lijacent to the site e assets or chaeological interfeguarding Area. The space, an existent the Metropological the Metropological interfeguarding Area.	e or any designated on e network e erest Site is not within a sting/proposed Country		
Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	5 5 N/A 5 5 5 5 5	Site is within 400m was Site is within 100m was A route exists enabling Site does not contain a Site does not contain a Site is not thought to a Less than 5ha of a site Minerals or Waste Cor Site does not lie within Park or 'Other' Green The majority of the sit Wedge	alking distance of one of alking distance to either green vehicle access into/access into/access designated heritage any non-designated heritage contain any assets of a lis within a Minerals Sansultation Area an area defined as Of Space e (90% or more) lies we	r more services r a PROW or cycle ljacent to the site e assets ritage assets rchaeological inte feguarding Area. een Space, an exis	e network erest Site is not within a sting/proposed Country		
PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	5 N/A 5 5 5 5 5 0	Site is within 100m wa A route exists enabling Site does not contain a Site does not contain a Site is not thought to a Less than 5ha of a site Minerals or Waste Cor Site does not lie within Park or 'Other' Green The majority of the sit Wedge	alking distance to either g vehicle access into/access any designated heritag any non-designated hecontain any assets of a is within a Minerals Sansultation Area an an area defined as Of Space e (90% or more) lies w	r a PROW or cycle ljacent to the site e assets ritage assets chaeological inte feguarding Area. een Space, an exist	rest Site is not within a sting/proposed Country		
Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	5 N/A 5 5 5 5 5 0	A route exists enabling Site does not contain a Site does not contain a Site is not thought to a Less than 5ha of a site Minerals or Waste Cor Site does not lie withir Park or 'Other' Green The majority of the sit Wedge	g vehicle access into/ac any designated heritag any non-designated he contain any assets of a is within a Minerals Sa asultation Area an an area defined as Op Space e (90% or more) lies w	e assets ritage assets rchaeological inte feguarding Area. een Space, an exist	rest Site is not within a sting/proposed Country		
Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	N/A 5 5 5 5 5 0	Site does not contain a Site does not contain a Site is not thought to a Less than 5ha of a site Minerals or Waste Cor Site does not lie within Park or 'Other' Green The majority of the sit Wedge	any designated heritag any non-designated he contain any assets of a is within a Minerals Sa asultation Area an an area defined as Op Space e (90% or more) lies w	e assets ritage assets rchaeological inte feguarding Area. sen Space, an exis thin the Metropo	rest Site is not within a sting/proposed Country		
Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	5 5 5 5 0	Site does not contain a Site is not thought to a Less than 5ha of a site Minerals or Waste Cor Site does not lie within Park or 'Other' Green The majority of the sit Wedge	any non-designated he contain any assets of a is within a Minerals Sa nsultation Area n an area defined as Op Space e (90% or more) lies w	ritage assets chaeological inte feguarding Area. en Space, an exis thin the Metropo	Site is not within a sting/proposed Country		
Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	5 5 5 0	Site does not contain a Site is not thought to a Less than 5ha of a site Minerals or Waste Cor Site does not lie within Park or 'Other' Green The majority of the sit Wedge	any non-designated he contain any assets of a is within a Minerals Sa nsultation Area n an area defined as Op Space e (90% or more) lies w	ritage assets chaeological inte feguarding Area. en Space, an exis thin the Metropo	Site is not within a sting/proposed Country		
Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	5 5 5 0	Site is not thought to or Less than 5ha of a site Minerals or Waste Cor Site does not lie within Park or 'Other' Green The majority of the sit Wedge	contain any assets of a is within a Minerals Sansultation Area n an area defined as Op Space e (90% or more) lies w	chaeological inte feguarding Area. en Space, an exis thin the Metropo	Site is not within a sting/proposed Country		
Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	5 5 0	Less than 5ha of a site Minerals or Waste Cor Site does not lie withir Park or 'Other' Green The majority of the sit Wedge	is within a Minerals Sansultation Area n an area defined as Op Space e (90% or more) lies w	feguarding Area. een Space, an exist	Site is not within a sting/proposed Country		
Defined Open Space Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	5	Minerals or Waste Cor Site does not lie within Park or 'Other' Green The majority of the sit Wedge	nsultation Area n an area defined as Op Space e (90% or more) lies w	en Space, an exist	sting/proposed Country		
Green Belt & Green Wedge Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	0	Park or 'Other' Green The majority of the sit Wedge	Space e (90% or more) lies w	thin the Metropo			
Land Classification Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:		Wedge			olitan Green Belt or Green		
Protected Natural Features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	0	Site is predominantly (
Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:		Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features					
Air Quality Management Areas Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	0	Site partially or wholly	comprises of one or n	ore protected na	itural features		
Ground Condition Constraints Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	5	Site is wholly within Flood Zone 1					
Neighbouring Constraints Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	5	Site is in excess of 500m from a designated AQMA					
Proximity to Key Services Community Facilities Comments on Suitability Availability Criteria:	5	Ground treatment is not expected to be required					
Community Facilities Comments on Suitability Availability Criteria:	5	Site has no neighbouri					
Comments on Suitability Availability Criteria:	0		am Ferrers Town Centr	e			
Availability Criteria:	3	Development would p existing/proposed sch- recreation facility					
	Outsid	le of DSB. In range of bus	stops. Handful of tree	s protected unde	r TPO/2005/030 on		
			Availabi	ity Rating:	Green		
Land Ownership	5	Held by developer/wil					
Land Condition	5	Vacant land & building					
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	N/A	· '					
Comments on Availability	-	section of the site is on a	long term lease as a ca	ır park.			
Achievability Criteria:			Achieval	oility Rating:	Green		
Viability							
Timescale for Deliverability		Development is likely	viable				
Comments on Achievability	Small	Development is likely Up to 5 years	viable				

SHELAA Reference:	CFS148	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land North	of Cuton Hall Lane, Che	lmer Village, Springfield, (Chelmsford	, Essex		
Parish:	Springfield		Total Score:	96			
Developable Site Area	1.77		Reason for				
(ha):			discounted areas:				
Potential Yield:	40		Typology:	3+32+33+34			
Proposed Use:	Mixed Use		Comments on the size	Size of sit	e is potentially suitable		
			of site:	for all em	ployment use		
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 3	Site is adjacent to an e	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Development does no	t result in the loss of establis	hed shops ar	nd services within		
•		Neighbourhood Centr					
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	n		
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enabling	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		Site does not contain any designated heritage assets					
Non-Designated Heritage A			any non-designated heritage				
Archaeological Assets	5		contain any assets of archaed				
Minerals & Waste Constrain	nts 5	Minerals or Waste Co					
Defined Open Space	3	Site partially lies withi Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ting/proposed Country		
Green Belt & Green Wedge	5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholly	comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required				
Neighbouring Constraints	5	Site has no neighbouring constraints					
Proximity to Key Services	0		n walking distance of one or i am Ferrers Town Centre	more service	s and the City		
Community Facilities	0	· ·	esult in the loss of an existing ip/sports, leisure, or recreati	<i>.</i>	chool/healthcare		
Comments on Suitability			bus stops. Accessible Natura		ce. 2 protected trees		
Availability Criteria:			Availability R	Rating:	Yellow		
Land Ownership	3	Promoter has an optic	on to purchase site or collabo				
Land Condition	4	Established single use					
Legal Constraints	3	Site may possibly face					
Planning Permission or	N/A						
Allocation							
Comments on Availability		•	volved in submission. No evider purposes. Site not within p		• • •		
Achievability Criteria:			Achievability		Green		
Viability	5	Development is likely	•		1		
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		<u>-</u>					

SHELAA Reference:	CFS149	9	RAG Rating:	Red		3	0 May 2023	
Site Address:	Land N	orth Ea	st of Mole Cottage, L	ondon Ro	oad, Chelmsford,	Essex		
Parish:	Margar	retting		Total S	core:	86		
Developable Site Area	0.4			Reason	for			
(ha):				discour	nted areas:			
Potential Yield:	0			Typolo	gy:	32		
Proposed Use:	Employ	ment		Comme	ents on the size		ize of site is not	
				of site: suitable for large scale i				
Suitability Criteria:					Suitability Ra	use iting:	Red	
Proximity to Employment A	Areas	N/A			January Ha	••••	1.04	
Impact on Retail Areas		N/A						
Proximity to the Workplace	و	N/A						
Public Transport	-	5	Site is within 400m wa	alking dista	ance of one or more	e services		
		0	Site is not connected				ork	
Vehicle Access		5	A route exists enablin					
Strategic Road Access		5	Site has direct access				work	
Designated Heritage Assets	5	5	Site does not contain	any design	ated heritage asset	ts		
Non-Designated Heritage A		5	Site does not contain	any non-d	esignated heritage	assets		
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai	nts	5	Less than 5ha of a site	e is within	Minerals Safegua	rding Area. S	Site is not within a	
			Minerals or Waste Co	nsultation	Area			
Defined Open Space 5					defined as Open Sp	ace, an exist	ing/proposed Country	
				Space				
Green Belt & Green Wedge 0			The majority of the sit Wedge	te (90% or	more) lies within th	ne Metropol	itan Green Belt or Green	
Land Classification	Land Classification 5			Previously	Developed Land			
Protected Natural Features	,	3				atures hut is	within 100m of a locally	
riotected Natural Features	•	3	designated protected natural feature or within 500m of an international/national					
			designated protected					
Flood Risk Constraints		5	Site is wholly within F					
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		N/A						
Proximity to Key Services		N/A						
Community Facilities		5	Development would r		•			
			existing/proposed sch	nool/health	icare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability		Outside	recreation facility side of DSB. In range of bus stops. Existing vehicular access is available directly from the					
Comments on Suitability			Within 100m of Hyland			css is availar	ne directly from the	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wi	illing owne				
Land Condition		3	Low intensity land use	es				
Legal Constraints		5	Site does not face any	y known le	gal issues			
Planning Permission or		N/A						
Allocation								
Comments on Availability		Site in	use for other purposes					
Achievability Criteria:					Achievability	Rating:	Amber	
Viability		0	Development is likely	unviable				
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS150)	RAG Rating:	Red		30	30 May 2023	
Site Address:	Land No	orth Ea	st of Berwyn, Maldor	Road,	Margetting, Ingate	estone, Esse	Х	
Parish:	Margar	etting		Total	Score:	98		
Developable Site Area	3.5			Reaso	on for			
(ha):				disco	unted areas:			
Potential Yield:	69			Typol	ogy:	3		
Proposed Use:	Resider	ntial		Comr	nents on the size			
				of site	2:			
Suitability Criteria:					Suitability Ra	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	existing/	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no			•		
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres					
Proximity to the Workplace	•	0	Site is in excess of 2km	n walkin	g distance of an emp	loyment allo	cation	
Public Transport		5	Site is within 400m wa	alking dis	stance of one or mor	e services		
PROW and Cycling Connectivity 5		5	Site is within 100m walking distance to either a PROW or cycle network					
Vehicle Access			A route exists enabling vehicle access into/adjacent to the site					
Strategic Road Access		N/A						
Designated Heritage Assets	;	5	Site does not contain any designated heritage assets					
Non-Designated Heritage A	ssets	5	Site does not contain a					
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constraints Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not with Minerals or Waste Consultation Area								
Park or 'Oth			Site does not lie within Park or 'Other' Green	Space		•		
Green Belt & Green Wedge 0			The majority of the sit Wedge	e (90% d	or more) lies within t	he Metropoli	tan Green Belt or Green	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land c	lassification/s: Grade 1,	
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 Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 Centre/South Woodha			more services	s and the City	
Community Facilities		3	Development would p					
			existing/proposed sch	ool/heal	tncare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability		Adiace	recreation facility	is stone	Vehicular access off	hoth Roman	Road and Maldon Road.	
Comments on Suitability			protected under TPO/2			both Koman	Noad and Ivialdon Noad.	
Availability Criteria:					Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owr	•			
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known	egal issues			
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								
Comments on Achievability								

SHELAA Reference:	CFS151	RAG Rating:	Green	30 May 2023			
Site Address:	Land Sout	th and East of Springwoo	d, Mashbury Road, Chigna	l St James, (Chelmsford, Essex		
Parish:	Chignal		Total Score:	114			
Developable Site Area	0.3		Reason for				
(ha):			discounted areas:				
Potential Yield:	9		Typology:	17			
Proposed Use:	Residenti	al	Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Green		
Proximity to Employment A		Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas 5		Chelmsford City Cent Neighbourhood Cent	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres				
Proximity to the Workplace	5	Site is within 2km wa	lking distance of an employm	ent allocation	n		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connect			Site is within 100m walking distance to either a PROW or cycle network				
Vehicle Access	5	A route exists enablin	ng vehicle access into/adjacen	t to the site			
Strategic Road Access	N	/A					
Designated Heritage Assets	5	Site does not contain	Site does not contain any designated heritage assets				
Non-Designated Heritage A	ssets 3		Site is adjacent to one or more non-designated heritage assets				
Archaeological Assets	5	Site is not thought to	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts 5	Minerals or Waste Co					
Defined Open Space	5	Site does not lie with Park or 'Other' Green	in an area defined as Open Sp 1 Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie with	in the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
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 F	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 50	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts 3	Ground treatment is	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints	5	Site has no neighbour					
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	existing/proposed sch recreation facility	not result in the loss of nor punool/healthcare facility/place	of worship/s	sports, leisure, or		
Comments on Suitability	0	utside of DSB. In range of bu	s stops. Adjacent to buildings	of local valu	e.		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/w	illing owner/public sector				
Land Condition	5	Vacant land & buildin	igs				
Legal Constraints	5	Site does not face any	y known legal issues				
Planning Permission or		/A					
Allocation							
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability							

Parish: Ro: Developable Site Area (ha): Potential Yield: 51	Sidential	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	Reason for discounted areas: Typology: Comments on the size of site: Suitability Rates are sixting/proposed employment result in the loss of establiste, South Woodham Ferrers Test with the sixting distance of an employment result in the loss of establiste, South Woodham Ferrers Test alking distance of one or more sixting distance of one or more	ent allocation shed shops ar Fown Centre	nd services within				
Developable Site Area (ha): Potential Yield: Proposed Use: Res Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge	5 5 5 5 5 5 7 5 7 5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	Reason for discounted areas: Typology: Comments on the size of site: Suitability Rates are sixting/proposed employment result in the loss of establistice, South Woodham Ferrers Tees king distance of an employmalking distance of one or more	ating: ent allocation shed shops ar	nd services within				
(ha): Potential Yield: Proposed Use: Res Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge	5 5 5 5 5 N/A 5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	discounted areas: Typology: Comments on the size of site: Suitability Rates: existing/proposed employment result in the loss of establisite, South Woodham Ferrers Testing distance of an employment liking distance of one or more	ating: ent allocation shed shops are	nd services within				
Potential Yield: 51 Proposed Use: Res Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge	5 5 5 5 5 5 5 N/A 5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	Typology: Comments on the size of site: Suitability Raexisting/proposed employment result in the loss of establiste, South Woodham Ferrers Tesking distance of an employmalking distance of one or more	ating: ent allocation shed shops are	nd services within				
Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge	5 5 5 5 5 5 5 N/A 5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	Comments on the size of site: Suitability Raexisting/proposed employment result in the loss of establise, South Woodham Ferrers Tessions with the side of the sid	ating: ent allocation shed shops are	nd services within				
Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge	5 5 5 5 5 5 5 N/A 5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	of site: Suitability Ra existing/proposed employme at result in the loss of establis e, South Woodham Ferrers Tes es king distance of an employme alking distance of one or more	ent allocation shed shops ar Fown Centre	nd services within				
Proximity to Employment Areas Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge	5 5 5 5 5 5 N/A 5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	existing/proposed employme it result in the loss of establis ie, South Woodham Ferrers T es king distance of an employm alking distance of one or mor	ent allocation shed shops ar Fown Centre	nd services within				
Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge	5 5 5 5 5 5 N/A 5	Development does no Chelmsford City Centre Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	t result in the loss of establis e, South Woodham Ferrers T es king distance of an employm alking distance of one or mor	hed shops ar	nd services within				
Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge	5 5 5 5 5 N/A 5	Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is within 100m wa	e, South Woodham Ferrers T es king distance of an employm alking distance of one or mor	Town Centre					
Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge	5 5 5 N/A 5	Site is within 400m wa	alking distance of one or mor	ent allocatio	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres				
PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge	5 5 N/A 5	Site is within 100m wa		Site is within 2km walking distance of an employment allocation					
Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset: Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge	5 N/A 5								
Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset: Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge	N/A 5	A route exists enabling	Site is within 100m walking distance to either a PROW or cycle network						
Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge	5	<u> </u>	A route exists enabling vehicle access into/adjacent to the site						
Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge									
Archaeological Assets Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge		Site does not contain any designated heritage assets							
Minerals & Waste Constraints Defined Open Space Green Belt & Green Wedge	5	Site does not contain a	any non-designated heritage	assets					
Defined Open Space Green Belt & Green Wedge	5	Site is not thought to contain any assets of archaeological interest							
Green Belt & Green Wedge	5	Minerals or Waste Cor							
	5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ting/proposed Country				
Land Classification	5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge				
	0	Site is predominantly of Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,				
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	· ·	out additional strain on but no ool/healthcare facility/place						
Comments on Suitability		de of DSB. In range of bus 000836.	s stops. Priority 3 contaminat	ed land adja	cent to the south				
Availability Criteria:			Availability F	Rating:	Green				
Land Ownership	5	Held by developer/wil	ling owner/public sector						
Land Condition	5	Vacant land & building	Vacant land & buildings						
Legal Constraints	5	Site does not face any	e does not face any known legal issues						
Planning Permission or Allocation	N/A	•							
Comments on Availability									
Achievability Criteria:			Achievability	/ Rating:	Green				
Viability	5	Development is likely	•						
Timescale for Deliverability	5	Up to 5 years							
Comments on Achievability		1 , , , , , ,							

SHELAA Reference:	CFS15	3	RAG Rating: Amber		30 May 2023		
Site Address:	206 an	d 208 N	/Jain Road, Broomfield	d, Chelm	nsford, Essex, CM1	L 7AJ	
Parish:	Broom	field		Total 9	Score:	81	
Developable Site Area	0.4			Reason for		0	
(ha):				discou	counted areas:		
Potential Yield:	0			Typolo	ogy:	31	
Proposed Use:	Emplo	yment		Comm	ents on the size	Current si	ze of site is not
				of site	:	suitable fo	or large scale industrial
						use	
Suitability Criteria:					Suitability Ra	iting:	Amber
Proximity to Employment A	Areas	N/A					
Impact on Retail Areas		N/A					
Proximity to the Workplace	9	N/A					
Public Transport 5		5	Site is within 400m wa	alking dist	tance of one or more	e services	
PROW and Cycling Connect	tivity	0	Site is not connected t	to either	an existing PROW or	r cycle netwo	ork
Vehicle Access		5	A route exists enabling	_	-		
Strategic Road Access		2	Site has direct access t				oad or B-road
Designated Heritage Assets	5	3	Site is adjacent to one				
Non-Designated Heritage A	ssets	3	Site is adjacent to one				
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Ones Cases		_	Site does not lie withir			aco an ovict	ing/proposed Country
Defined Open Space		5	Park or 'Other' Green		defined as Open sp	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	2	0			r more) lies within tl	he Metropol	itan Green Belt or Green
			Wedge	•	, 	•	
Land Classification		5	Site is predominantly I	Previousl	y 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 Ai		5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	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		Adjace		ıs stops. I	Existing vehicular ac	cess availabl	e from B1008. Adjacent
,			de 2 listed building. Adja	cent to b	uildings of local valu	ie. 0.008ha p	protected under
		TPO/20	001/055.				T
Availability Criteria:					Availability R	lating:	Green
Land Ownership		5	Held by developer/wil		er/public sector		
Land Condition		3	Low intensity land use				
Legal Constraints		5	Site does not face any	known le	egal issues		
Planning Permission or		N/A					
Allocation		611 1	· · · · ·				
Comments on Availability		Site in	use for other purposes.				
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable			
Timescale for Deliverability	,	5	Up to 5 years				
Comments on Achievability	1						

SHELAA Reference: 0	CFS154	RAG Rating:	Amber	30 May 2023			
Site Address:	Land East of	Broomfield Library, 18	0 Main Road, Broomfield,	Chelmsford	d, Essex		
Parish:	Broomfield		Total Score:	106			
Developable Site Area	0.44		Reason for				
(ha):			discounted areas:				
Potential Yield:	11		Typology:	17			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas	5	Development does no	t result in the loss of establis	hed shops ar	nd services within		
		Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres					
Proximity to the Workplace	5		king distance of an employm		1		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connectivity 5			Site is within 100m walking distance to either a PROW or cycle network				
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain	Site does not contain any designated heritage assets				
Non-Designated Heritage A		-	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 Constrain	its 5	Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safegua nsultation Area	rding Area. S	ite is not within a		
Defined Open Space	5	Park or 'Other' Green					
Green Belt & Green Wedge	0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropoli	tan Green Belt or Green		
Land Classification	3	•	Greenfield and primarily with 4, Grade 5, non-agricultural	_			
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 Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	its 5	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbouring constraints					
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities	5		ot result in the loss of nor pu				
			ool/healthcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability	Outoi	recreation facility	s stops. Existing vehicular acc	acc available	from R1008 Adjacont to		
Comments on Suitability			a protected under TPO/2001		from 61008. Adjacent to		
Availability Criteria:			Availability F		Green		
Land Ownership	5	Held by developer/wil	lling owner/public sector				
Land Condition	5	Vacant land & building					
Legal Constraints	5	Site does not face any					
Planning Permission or	N/A	,	<u> </u>				
Allocation							
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	-		•		
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		•					

SHELAA Reference: 0	CFS155	RAG Rating:	RAG Rating: Amber				
Site Address:	Land North	of Nurses Cottage, Nor	th Hill, Little Baddow, Che	lmsford, Es	sex		
Parish:	Little Baddo	w	Total Score:	103			
Developable Site Area	0.88		Reason for				
(ha):			discounted areas:				
Potential Yield:	20		Typology:	4			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5		existing/proposed employme				
Impact on Retail Areas	5		ot result in the loss of establis	•			
		- I	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated				
Dravimity to the Warksland	0		Neighbourhood Centres Site is in excess of 2km walking distance of an employment allocation				
Proximity to the Workplace	5		ralking distance of one or mor		Cation		
Public Transport			to either an existing PROW o		nrk		
PROW and Cycling Connecti Vehicle Access	5		ng vehicle access into/adjacer		21 K		
Strategic Road Access	N/A		is vernicle access into/aujacer	it to the site			
Designated Heritage Assets	5		Site does not contain any designated heritage assets				
Non-Designated Heritage Assets			Site does not contain any designated heritage assets				
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain			e is within a Minerals Safegua				
Willierais & Waste Constrain	11.3	Minerals or Waste Co	9	iruing Arcu. c	ite is not within a		
Defined Open Space	5	Site does not lie withi	in an area defined as Open Sp	ace, an exist	ing/proposed Country		
		Park or 'Other' Green	•				
Green Belt & Green Wedge	5		in the Metropolitan Green Be				
Land Classification	3		Greenfield and primarily witl e 4, Grade 5, non-agricultural	_			
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 Are	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	its 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			ıt additional	strain on an		
Community racinties		•	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			us stops. Wholly covered by				
	with	ın 100m of Heather Hills (LoWS) and Essex Wildlife Nat				
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5		illing owner/public sector				
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any	y known legal issues				
Planning Permission or Allocation	N/A	N/A					
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely			J. CC.		
		<u> </u>					
Timescale for Deliverability	5	Up to 5 years					

SHELAA Reference: 0	CFS156	RAG Rating:	Yellow	3	0 May 2023		
Site Address:	Land South	West of 2 Scotts Green	, Hollow Lane, Broomfield	, Chelmsfo	rd		
Parish:	Broomfield		Total Score:	103			
Developable Site Area	9.8		Reason for				
(ha):			discounted areas:				
Potential Yield:	168		Typology:	2			
Proposed Use:	Residentia		Comments on the size of site:				
Suitability Criteria:			Suitability Ra	ating:	Yellow		
Proximity to Employment A	reas 5	Site is outside of any of	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	•	ot result in the loss of establis re, South Woodham Ferrers T res	•			
Proximity to the Workplace	0	Site is in excess of 2kr	n walking distance of an emp	loyment allo	cation		
Public Transport		Site is within 400m wa	Site is within 400m walking distance of one or more services				
PROW and Cycling Connecti	vity 5	Site is within 100m wa	Site is within 100m walking distance to either a PROW or cycle network				
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A	P					
Designated Heritage Assets	5	Site does not contain	Site does not contain any designated heritage assets				
Non-Designated Heritage A	ssets 5	Site does not contain	Site does not contain any non-designated heritage assets				
Archaeological Assets	5	Site is not thought to	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts 2		ally within an identified Mine be undertaken in the form o	-	•		
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature				
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	5	Site has no neighbour	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				
Comments on Suitability	-		ge of bus stops. Access both ane. Within 100m of TPO/19		d pedestrian available		
Availability Criteria:			Availability R		Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	5	Vacant land & building					
Legal Constraints	5	Site does not face any	<u> </u>				
Planning Permission or Allocation	N/A		0				
Comments on Availability							
			Achievability	Rating:	Yellow		
Achievability Criteria:	5	Development is likely	Achievability viable	Rating:	Yellow		
	5 4	Development is likely Over 5 years		Rating:	Yellow		

SHELAA Reference:	CFS158	RAG Rating:	Green	3	30 May 2023			
Site Address:	Land South	of St Annes, Priory Roa	d, Bicknacre					
Parish:	Bicknacre		Total Score:	111				
Developable Site Area	6.58		Reason for					
(ha):			discounted areas:					
Potential Yield:	113		Typology:	2				
Proposed Use:	Residential		Comments on the size					
			of site:					
Suitability Criteria:			Suitability Ra	ating:	Green			
Proximity to Employment A	reas 5	Site is outside of any e	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas	5	•	ot result in the loss of establis	•				
		-	re, South Woodham Ferrers 1	own Centre	or any designated			
D			Neighbourhood Centres Site is within 2km walking distance of an employment allocation					
Proximity to the Workplace 5					II			
Public Transport 5			alking distance of one or mor to either an existing PROW o		nrk			
PROW and Cycling Connectivity 0 Vehicle Access 5			g vehicle access into/adjacen		лк			
Vehicle Access		A Toute exists enabilit	g verificie access fifto/aujacen	it to the site				
Strategic Road Access	N/A 5	Site does not contain any designated heritage assets						
Designated Heritage Assets Non-Designated Heritage A		Site does not contain any designated heritage assets Site does not contain any non-designated heritage assets						
	5	Site is not thought to contain any assets of archaeological interest						
Archaeological Assets Minerals & Waste Constrai			e is within a Minerals Safegua					
Willierals & Waste Constrail	11.5	Minerals or Waste Co	•	iruirig Area. 3	one is not within a			
Defined Open Space	5		n an area defined as Open Sp	ace, an exist	ing/proposed Country			
		Park or 'Other' Green	Space	•				
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge			
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily with					
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 Ar	eas 5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts 5	Ground treatment is not expected to be required						
Neighbouring Constraints	5	Site has no neighbour	ing constraints					
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	king distance of all services a wn Centre	nd/or the Cit	ty Centre/South			
Community Facilities	3		out additional strain on but nool/healthcare facility/place					
Comments on Suitability	Adja	cent to DSB. In range of bu	us stops. Northern boundary	of site abuts	Priory Road.			
Availability Criteria:			Availability F	Rating:	Green			
Land Ownership	5	Held by developer/wi	lling owner/public sector					
Land Condition	5	Vacant land & building						
Legal Constraints	5	Site does not face any						
Planning Permission or	N/A	<u>, , , , , , , , , , , , , , , , , , , </u>	·					
Allocation	,,,,							
Comments on Availability								
Achievability Criteria:			Achievability	Rating:	Green			
Viability	5	Development is likely						
Timescale for Deliverability	5	Up to 5 years	-					
Comments on Achievability								

SHELAA Reference:	CFS159	CFS159 RAG Rating: Amber 30 May 2023			0 May 2023		
Site Address:	Field Sc	outh of	Jubilee Rise, Danbury	, Chelmsford			
Parish:	Danbur	У		Total Score:	103		
Developable Site Area	1.7			Reason for			
(ha):				discounted areas:			
Potential Yield:	38			Typology:	3		
Proposed Use:	Resider	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation		
Impact on Retail Areas 5		5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres				
Proximity to the Workplace 5		5		king distance of an employm		١	
Public Transport		0	Site is in excess of 400	m walking distance from all s	services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking distance to either a PR	OW or cycle r	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 A	ssets	3	Site is adjacent to one	or more non-designated her	itage assets		
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts	5		is within a Minerals Safegua	rding Area. S	ite is not within a	
			Minerals or Waste Cor				
Defined Open Space 5			Park or 'Other' Green				
Green Belt & Green Wedge 5				the Metropolitan Green Be			
Land Classification 3		3		Greenfield and primarily with	_		
2		0		4, Grade 5, non-agricultural			
Protected Natural Features Flood Risk Constraints		5	Site partially or wholly comprises of one or more protected natural features Site is wholly within Flood Zone 1				
Air Quality Management Ar	.036	3	Site is within 500m from a designated AQMA				
Ground Condition Constrain		5	Ground treatment is not expected to be required				
Neighbouring Constraints	103	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				
Community Facilities		3	Woodham Ferrers Town Centre Development would put additional strain on but not result in the loss of on an				
community rubinities		J	· ·	ool/healthcare facility/place			
Comments on Suitability		abuts (Gay Bower Lane. Adjacer	stern boundary abuts Jubilee at to a Protected Lane. 3 tree as Meadow (Essex Wildlife Na	s protected ι	under TPO/2006/063, Bell	
Availability Criteria:				Availability R	lating:	Yellow	
Land Ownership		3	Promoter has an option	n to purchase site or collabo	rate with exi	sting owner	
Land Condition		5	Vacant land & building	gs			
Legal Constraints		3	Site may possibly face	legal issues			
Planning Permission or		N/A			-		
Allocation							
Comments on Availability			vner/s have not been inv sion. Site not within pro	volved in submission. No evidence ownership.	dence of land	owner/s support with	
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely				
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							

SHELAA Reference:	CFS162	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land Adjacer	nt to Sandpit Cottage,	Holybread Lane, Little Bac	ldow, Cheln	nsford		
Parish:	Little Baddov	V	Total Score:	97			
Developable Site Area	1.4		Reason for				
(ha):			discounted areas:				
Potential Yield:	31		Typology:	4			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra		Amber		
Proximity to Employment A	reas 5		existing/proposed employme				
Impact on Retail Areas	5	•	t result in the loss of establis	•			
			e, South Woodham Ferrers T	own Centre	or any designated		
Dravimity to the Workplace	. 0	Neighbourhood Centr	es n walking distance of an emp	lovment allo	cation		
Proximity to the Workplace	5		alking distance of one or mor	-	Cation		
Public Transport 5 PROW and Cycling Connectivity 0			to either an existing PROW o		nrk		
	ivity 0			-	71 K		
Vehicle Access	N/A	V LOUIS EVISTS ELIGNIII	A route exists enabling vehicle access into/adjacent to the site				
Strategic Road Access		Site does not contain any designated heritage assets					
Designated Heritage Assets		Site does not contain any designated heritage assets Site does not contain any non-designated heritage assets					
Non-Designated Heritage A	ssets 5	Site is not thought to contain any assets of archaeological interest					
Archaeological Assets Minerals & Waste Constrai		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
wiinerais & waste Constrai	its 5	Minerals or Waste Co		iruing Area. S	one is not within a		
Defined Open Space	5	Site does not lie withi	n an area defined as Open Sp	ace, an exist	ing/proposed Country		
	_	Park or 'Other' Green					
Green Belt & Green Wedge 5			n the Metropolitan Green Be				
Land Classification	3		Greenfield and primarily with 4, Grade 5, non-agricultural	_			
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 Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 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		n walking distance of one or	more service	s and the City		
			am 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	Adiac	,	t to DSB. In range of bus stops. 1.02ha protected under TPO/2006/078 and borders				
		ored Wood (LoWS). SOPC			•		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	, , ,	lling owner/public sector				
Land Condition	5	Vacant land & building	gs				
Legal Constraints	3	Site may possibly face	legal issues				
Planning Permission or	Perm	ission 22/00945/FUL §	granted. Forecasted 24/25	5			
Allocation							
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely		-			
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability							

SHELAA Reference:	CFS163	RAG Rating:	3	30 May 2023			
Site Address:	Land North	side of Ladywell Lane,	Sandon, Chelmsford				
Parish:	Sandon		Total Score:	106			
Developable Site Area	0.2		Reason for				
(ha):			discounted areas:				
Potential Yield:	6		Typology:	18			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Green		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation			
Impact on Retail Areas	5	•	ot result in the loss of establis	•			
			re, South Woodham Ferrers 1	Town Centre	or any designated		
Dunimata da Alandalana	. 5	Neighbourhood Centi	res Iking distance of an employm	ont allocation	n		
Proximity to the Workplace					<u> </u>		
Public Transport	5		alking distance of one or mor alking distance to either a PR		notwork		
PROW and Cycling Connect			=		HELWUIK		
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A							
Strategic Road Access			any designated heritage asse	**c			
Designated Heritage Assets			Site does not contain any designated heritage assets Site does not contain any non-designated heritage assets				
Non-Designated Heritage A	ssets 5	Site is not thought to contain any assets of archaeological interest					
Archaeological Assets			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constraints Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not wi Minerals or Waste Consultation Area			site is not within a				
Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Park or 'Other' Green Space			ing/proposed Country				
Green Belt & Green Wedge				lt or Green V	Vedge		
Land Classification	0		Greenfield and primarily with				
Protected Natural Features	0		Site partially or wholly comprises of one or more protected natural features				
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management A	eas 5	Site is in excess of 500	Om from a designated AQMA				
Ground Condition Constrain			not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ring constraints				
Proximity to Key Services	3	Site is within 2km wa	lking distance of all services a	nd/or the Cit	ty Centre/South		
, , , , , , , , , , , , , , , , , , , ,		Woodham Ferrers To	wn Centre				
Community Facilities	5		not result in the loss of nor pu				
		- ' '	nool/healthcare facility/place	of worship/s	sports, leisure, or		
Comments on Suitability	Out	recreation facility	s stops. 0.027ha protected ui	nder TPO/201	15/001		
Availability Criteria:			Availability F		Yellow		
Land Ownership	0	Known to be in partic	cularly complex/multiple own		1 CHOW		
Land Condition	5	Vacant land & buildin					
Legal Constraints	3	Site may possibly face	<u> </u>				
Planning Permission or	N/A						
Allocation	117/	1					
Comments on Availability		tiple ownership. No evider in promoters control.	nce of all landowner/s suppor	rt with submi	ssion. Entire site not		
Achievability Criteria:	1(P Timeters defined an	Achievability	/ Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability		Up to 5 years	-				
Comments on Achievability							

SHELAA Reference:	CFS165	RAG Rating:	Amber	30 May 202			
Site Address:	Land know	n as North West Quadra	ant, West of Avon Road, C	helmsford			
Parish:	Writtle		Total Score:	94			
Developable Site Area	68.34		Reason for				
(ha):			discounted areas:				
Potential Yield:	1072		Typology:	26			
Proposed Use:	Mixed Use		Comments on the size of site:		e is potentially suitable is potentially suitable		
Suitability Criteria:			Suitability Ra		Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme				
Impact on Retail Areas	5	Development does no	ot result in the loss of establis re, South Woodham Ferrers 1	hed shops a	nd services within		
Proximity to the Workplace	5	Site is within 2km wal	lking distance of an employm	ent allocatio	n		
Public Transport	0	Site is in excess of 400	Om walking distance from all	services			
PROW and Cycling Connect	ivity 0	Site is not connected	to either an existing PROW o	r cycle netwo	ork		
Vehicle Access	5	A route exists enablin	ng vehicle access into/adjacen	t to the site			
Strategic Road Access	0		ess to nor is adjacent to the s ed trunk road or a B-road	trategic road	network, primary road		
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua onsultation Area	ording Area. S	Site is not within a		
Defined Open Space	3	Park or 'Other' Green					
Green Belt & Green Wedge	5	Site does not lie withi	in the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily with				
Protected Natural Features	0		y comprises of one or more p	rotected nat	tural features		
Flood Risk Constraints	2		Up to 25% of the site area is within Flood Zone 3				
Air Quality Management Ar	eas 5		Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		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	existing/proposed sch recreation facility	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					
			er Green Space. 0.591ha prot		acont the site		
Availability Critoria:	IPC	,, 1330/024.5UPC000860, S	Availability F				
Availability Criteria:	F	Hold by dayalance/wi	illing owner/public sector	varilig:	Green		
Land Ownership	5		•				
Land Condition	5	Vacant land & buildin	•				
Legal Constraints	5	Site does not face any	y Known legal issues				
Planning Permission or Allocation	N/A						
Comments on Availability	Site	currently in use for other	purposes.				
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	•				
Timescale for Deliverability		Up to 5 years					
Comments on Achievability		,					

SHELAA Reference: CFS166		5	RAG Rating:	Red		3	0 May 2023
Site Address:	Land W	est of	Hanbury Road, Cheln	nsford			
Parish:	Chelms	ford		Total	Score:	77	
Developable Site Area	4.07			Reaso	n for		
(ha):				discou	ınted areas:		
Potential Yield:	0		Typology: 32+33+34				
Proposed Use:	Employ	Employment Comments on the size Size of site is potential				e is potentially suitable	
				of site	:	for all em	ployment use
Suitability Criteria:					Suitability Ra	iting:	Red
Proximity to Employment A	Areas	N/A			•		
Impact on Retail Areas		N/A					
Proximity to the Workplace	9	N/A					
Public Transport		5	Site is within 400m w	alking dis	tance of one or mor	e services	
PROW and Cycling Connect	ivity	0	Site is not connected	to either	an existing PROW or	cycle netwo	ork
Vehicle Access		5	A route exists enablin	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		0	Site has no direct acco	ess to noi	is adjacent to the st	trategic road	network, primary road
			network, a safeguard	ed trunk	road or a B-road		
Designated Heritage Assets		5	Site does not contain				
Non-Designated Heritage Assets 5			Site does not contain	any non-	designated heritage	assets	
Archaeological Assets 5			Site is not thought to		•		
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
- 6				nsultatio			
Defined Open Space		Park or 'Other' Green		defined as Open Sp	ace, an exist	ting/proposed Country	
Green Rolt & Green Wedge	Green Belt & Green Wedge 0				r more) lies within t	he Metronol	itan Green Belt or Green
Green Beit & Green Wedge		U	Wedge	10 (30%)	r more, nes within th	ne wietropoi	itali diceli beli di diceli
Land Classification 0				Greenfie	d and primarily with	in the land o	classification/s: Grade 1,
			Grade 2 or Grade 3				
Protected Natural Features	;	5	Site is in excess of 100				
			excess of 500m of any	<u> </u>		nated prote	cted natural features
Flood Risk Constraints		1	25%-50% of the site a				
Air Quality Management A		5	Site is in excess of 500			and a Called a 19	_
Ground Condition Constrai		3	Ground treatment is e	expected	to be required on pa	art of the site	e
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	iooi, near	tricare raciity/piace	or worship,	sports, leisure, or
Comments on Suitability		Adjace	ent to Urban Area. Adjacent to Widford Industrial Estate. In range of bus stops. Vehicular				
		access	to the site is via Hanbui	ry Road.			
Availability Criteria:					Availability R	lating:	Green
Land Ownership		5	Held by developer/wi	lling own	er/public sector		
Land Condition		3	Low intensity land use	es			
Legal Constraints		5	Site does not face any known legal issues				
Planning Permission or		N/A					
Allocation							
Comments on Availability		Site oc	cupied by other uses.				
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
Timescare for Benverability							

SHELAA Reference: 0	CFS168	RAG Rating:	Green	3	0 May 2023		
Site Address:	Hills Yard, I	Beachs Drive, Chelmsfor	d, CM1 2NJ	-			
Parish:	Chelmsford		Total Score:	106			
Developable Site Area	0.855		Reason for	Sewage Pumping Station			
(ha):			discounted areas:	(0.035ha)			
Potential Yield:	55		Typology:	15			
Proposed Use:	Residential						
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Green		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation	•		
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within		
·		Chelmsford City Cent	re, South Woodham Ferrers T	own Centre	or any designated		
		Neighbourhood Centi					
Proximity to the Workplace	5		lking distance of an employm		n		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connecti			alking distance to either a PR		network		
Vehicle Access	5		g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A	A					
Designated Heritage Assets	5		any designated heritage asse				
Non-Designated Heritage As	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	its 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie withit Park or 'Other' Green	in an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	in the Metropolitan Green Be	lt or Green V	Vedge		
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 a	Over 50% of the site area is within Flood Zone 3				
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	its 3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	0	Site has neighbouring	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				
Comments on Suitability	Wit	hin Urban Area. In range o	f bus stops. Category 2 site 93	33.			
Availability Criteria:			Availability R	Rating:	Green		
Land Ownership	5	Held by developer/wi	illing owner/public sector				
Land Condition	2	Established multiple u	uses				
Legal Constraints	5	Site does not face any	y known legal issues				
Planning Permission or	23/	00116/FUL received, ye					
Allocation		,					
Comments on Availability	Site	occupied by other uses.					
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	•				
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability	_	<u> </u>					

SHELAA Reference:	CFS172	2	RAG Rating:	Red		3	0 May 2023
Site Address:	Land Sc	outh Ea	ast Of Southlands Cot	tages, Ri	ınwell Road, Runv	well, Wickfo	ord, Essex
Parish:	Rettend	don		Total S	Score:	98	
Developable Site Area	28.73			Reaso	n for	Electricity	line (0.01ha)
(ha):				discou	nted areas:		
Potential Yield:	352			Typolo	ogy:	27	
Proposed Use:	Mixed I	Use		Comm	ents on the size	Size of sit	e is potentially suitable
				of site	:	for all em	ployment use
Suitability Criteria:					Suitability Ra	ating:	Red
Proximity to Employment A	Proximity to Employment Areas 5			existing/p	roposed employme	nt allocation	
Impact on Retail Areas		5	Development does no	t result ir	the loss of establis	hed shops ar	nd services within
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated
			Neighbourhood Centr				
Proximity to the Workplace		5	Site is within 2km wal				n
Public Transport		5	Site is within 400m wa				
PROW and Cycling Connect		5	Site is within 100m wa				network
Vehicle Access		5	A route exists enabling				
Strategic Road Access		5	Site has direct access		-		work
Designated Heritage Assets	5	5	Site does not contain				
Non-Designated Heritage A	ssets	5	Site does not contain				
Archaeological Assets		5	Site is not thought to		•		
Minerals & Waste Constrain	inerals & 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	ned Open Space 5			n an area			ing/proposed Country
Green Belt & Green Wedge		0			r more) lies within t	he Metropol	itan Green Belt or Green
Land Classification		0	Wedge Site is predominantly	Greenfiel	d and primarily with	nin the land o	classification/s: Grade 1,
			Grade 2 or Grade 3				
Protected Natural Features	5	0	Site partially or wholly			rotected nat	ural features
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ai		5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		3	Ground treatment is expected to be required on part of the site Site has neighbouring constraints with no potential for mitigation				
Neighbouring Constraints		0			•	_	
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodh			more service	s and the City
Community Facilities		3	Development would p			ot result in th	ne loss of on an
.,			existing/proposed sch	ool/healt	hcare facility/place	of worship/s	ports, leisure, or
			recreation facility				
Comments on Suitability			e of DSB. In range of bus				
A - 11 - 1-12 - 12 - 12 - 12 - 12 - 12 -		protec	ted under TPO/2001/07	8.Catego			
Availability Criteria:		_	I		Availability R	tating:	Green
Land Ownership		5	Held by developer/wil		er/public sector		
Land Condition		5	Vacant land & building				
Legal Constraints		5					
Planning Permission or		N/A	/A				
Allocation							
Comments on Availability					A ala: a l. 'l'	D-4	6
Achievability Criteria:			12		Achievability	kating:	Green
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability	1						

SHELAA Reference:	CFS173	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land Adjac	ent Danbury Mission Ev	angelical Church, Maldon	Road, Danb	oury, Chelmsford, Essex		
Parish:	Danbury		Total Score:	93			
Developable Site Area	0.45		Reason for				
(ha):			discounted areas:				
Potential Yield:	15		Typology:	30			
Proposed Use:	Residential	- Older persons	Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra		Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation			
Impact on Retail Areas	5	•	ot result in the loss of establis	•			
		•	re, South Woodham Ferrers 1	Town Centre	or any designated		
	_	Neighbourhood Cent					
Proximity to the Workplace			Iking distance of an employm		n		
Public Transport	5		ralking distance of one or mor		1.		
PROW and Cycling Connect			to either an existing PROW o	-	ork		
Vehicle Access	5		ng vehicle access into/adjacen	it to the site			
Strategic Road Access	N/A			_			
Designated Heritage Assets			nore designated heritage asse				
Non-Designated Heritage A			any non-designated heritage				
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals or Waste Consultation Area				irding Area. S	ite is not within a		
Defined Open Space				ing/proposed Country			
Green Belt & Green Wedge	5		in the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	5		Previously Developed Land				
Protected Natural Features	0		y comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Ar		Site is within 500m from a designated AQMA					
Ground Condition Constrain		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		ralking distance of all services				
Community Facilities	0	Development would	result in the loss of an existing hip/sports, leisure, or recreat		chool/healthcare		
Comments on Suitability			ops. Vehicular access via Med				
		•	otected under TPO/2002/064		hin 100m of Bell Meadow		
A 11 L 1111 A 11 L	(Lo\	VS) and Hitchcocks Meado	ow (Essex Wildlife Trust Natur				
Availability Criteria:		1	Availability F	Rating:	Green		
Land Ownership	5		illing owner/public sector				
Land Condition	4	Established single use					
Legal Constraints	3	Site may possibly face	e legal issues				
Planning Permission or	N/A	1					
Allocation							
Comments on Availability	Med use		e ransom strip. Right of way o	ver the land.	Site occupied by other		
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability	5	Up to 5 years					

SHELAA Reference:	CFS174		RAG Rating:	Red		3	0 May 2023	
Site Address:	Land We	st Of	Byfield House, Stock	Road, S	Stock, Ingatestone,	Essex		
Parish:	Danbury		•		Score:	109		
Developable Site Area	1.68			Reas	on for			
(ha):				disco	unted areas:			
Potential Yield:	38			Туро	logy:	3		
Proposed Use:	Resident	ial		Comi	ments on the size			
				of sit	e:			
Suitability Criteria:					Suitability Ra	ating:	Red	
Proximity to Employment A	reas 5	,	Site is outside of any e	xisting/	proposed employme	nt allocation		
Impact on Retail Areas	5	,	Development does no			-		
			Chelmsford City Centr		Noodham Ferrers T	own Centre	or any designated	
Dravimity to the Warkplace	5		Neighbourhood Centre Site is within 2km wall		ance of an employm	ent allocation	n	
Proximity to the Workplace	5		Site is within 400m wa					
Public Transport PROW and Cycling Connection			Site is within 100m wa				network	
Vehicle Access	5		A route exists enabling				HELWOIK	
Strategic Road Access		//A	A TOUCE CAISES CHADIIII	y criticit	. access into/aujacen	t to the site		
Designated Heritage Assets			Site does not contain a	any daci	anated heritage acco	tc		
-			Site does not contain a					
Non-Designated Heritage A Archaeological Assets	5		Site is not thought to				oct	
Minerals & Waste Constrair			ū		•			
Willierals & Waste Collstrail	ilerais & waste constraints			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space 5						ace, an exist	ing/proposed Country	
	' '			Space				
Green Belt & Green Wedge	0)	The majority of the sit Wedge	e (90%	or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification	assification 0			Greenfie	eld and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features	3	3	Grade 2 or Grade 3 Site does not comprise	e of any	protected natural fe	atures but is	within 100m of a locally	
			designated protected					
			designated protected					
Flood Risk Constraints	5		Site is wholly within Fl					
Air Quality Management Ar			Site is in excess of 500					
Ground Condition Constrain			Ground treatment is e			art of the site	<u> </u>	
Neighbouring Constraints	5		Site has no neighbouri			11 11		
Proximity to Key Services	5	•	Site is within 800m wa			and/or the C	ity Centre/South	
Community Facilities	3	<u> </u>	Woodham Ferrers Town Centre Development would put additional strain on but not result in the loss of on an					
Community racinties	3	•	existing/proposed sch					
			recreation facility					
Comments on Suitability			e of DSB. In range of bus	•				
A 11 1 1111 A 11 1	T	PO/20	015/003 adjacent site bo	undary	1			
Availability Criteria:			l		Availability F	Rating:	Green	
Land Ownership	5		Held by developer/wil		ner/public sector			
Land Condition	5		Vacant land & building	,				
Legal Constraints	5		Site does not face any	known	legal issues			
Planning Permission or	N	I/A						
Allocation								
Comments on Availability							1	
Achievability Criteria:					Achievability	Rating:	Green	
Viability	5	; <u> </u>	Development is likely	viable				
Timescale for Deliverability	5	,	Up to 5 years					
Comments on Achievability								

SHELAA Reference	5	RAG Rating: Red 30 May 2023						
Site Address:	Driving	Driving Range And Golf Academy, Crondon Park Golf Club, Stock Road, Stock, Ingatestone,						
	Essex,	CM4 91	OP					
				-				
Parish:	Stock			Total So		88		
Developable Site Area	5.81			Reason	_			
(ha):					nted areas:			
Potential Yield:	100			Typolog		2		
Proposed Use:	Reside	ntial			ents on the size			
				of site:			T	
Suitability Criteria:					Suitability Ra		Red	
Proximity to Employmen	t Areas	5	Site is outside of any					
Impact on Retail Areas		5	Development does no			-		
			Chelmsford City Centr		Voodham Ferrers T	own Centre	or any designated	
Proximity to the Workpla	200	5	Neighbourhood Centr Site is within 2km wal		ice of an employme	ent allocation	า	
Public Transport	ice	0	Site is in excess of 400				!	
PROW and Cycling Conne	ectivity	0	Site is not connected				nrk	
Vehicle Access	ctivity	5	A route exists enablin			•	TI K	
Strategic Road Access		N/A	7 Todde Cxists Chabiin	S vernere a	ceess into, adjacen	t to the site		
Designated Heritage Asse	atc	5 Site does not contain any designated heritage assets						
Non-Designated Heritage		5	Site does not contain any non-designated heritage assets					
Archaeological Assets	. 7133013	Site is not thought to				est		
Minerals & Waste Constr	raints	5	Less than 5ha of a site					
Willieruis & Waste Collisti	units	J	Minerals or Waste Co		•			
Defined Open Space		The majority of the site (90% or more) lies within an area defined as Open Space				ed as Open Space, an		
		existing/proposed Country Park or 'Other' Green Space						
Green Belt & Green Wed	ge					tan Green Belt or Green		
Land Classification		0	Wedge Site is predominantly	Greenfield	and primarily with	nin the land c	lassification/s: Grade 1,	
Lana Classification		U	Grade 2 or Grade 3	0.00	and pinnain, me			
Protected Natural Featur	es	5	Site is in excess of 100	Om of any l	ocally designated p	protected nat	tural features and in	
			excess of 500m of any			nated protec	ted natural features	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1 Site is in excess of 500m from a designated AQMA					
Air Quality Management		5						
Ground Condition Constr		5	Ground treatment is r					
Neighbouring Constraint		5	Site has no neighbour				Lul Giu	
Proximity to Key Services	5	0	Site is in excess of 2kr	_		more services	s and the City	
Community Facilities		0	Centre/South Woodh Development would r			/nronosed s	chool/healthcare	
Community racinties		U	facility/place of worsh		-		eriooi, ricarcricare	
Comments on Suitability		Outsid	e of DSB. Vehicle Access				Private).	
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wi					
Land Condition		3	Low intensity land use		.,			
Legal Constraints		5						
Planning Permission or		N/A	1		-			
Allocation		,						
Comments on Availability	У	Site occupied by other uses.						
Achievability Criteri					Achievability	Rating	Green	
•	u.	5	Development is likely		Acinevability	Mating.	Jiccii	
Viability Timescale for Deliverabil	itv	5	Up to 5 years	VIGNIC				
Comments on Achievabil		<u> </u>	op to 5 years					
Comments on Acmevable	ıcy							

SHELAA Reference: (CFS176	RAG Rating:	Red	3	0 May 2023	
Site Address:	Crondon P	Park Golf Club Barn, Stoo	ck Road, Stock, Ingatestone	e, Essex		
Parish:	Stock		Total Score:	76		
Developable Site Area	3.88		Reason for			
(ha):			discounted areas:			
Potential Yield:	0		Typology:	N/A		
Proposed Use:	Communit	ty Facility	Comments on the size			
			of site:			
Suitability Criteria:			Suitability R	ating:	Red	
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation		
Impact on Retail Areas	5	· ·	ot result in the loss of establi tre, South Woodham Ferrers tres	•		
Proximity to the Workplace	N/	'A				
Public Transport	0	Site is in excess of 40	00m walking distance from all	services		
PROW and Cycling Connecti	ivity 0	Site is not connected	to either an existing PROW of	or cycle netwo	ork	
Vehicle Access	5		ng vehicle access into/adjace	nt to the site		
Strategic Road Access	N/	′A				
Designated Heritage Assets	0	Site contains one or	more designated heritage ass	ets		
Non-Designated Heritage A	ssets 5	Site does not contain	n any non-designated heritage	e assets		
Archaeological Assets	5	Site is not thought to	contain any assets of archae	ological inter	est	
Minerals & Waste Constrain	nts 5	Less than 5ha of a si Minerals or Waste C	te is within a Minerals Safegua onsultation Area	arding Area. S	ite is not within a	
Defined Open Space	0	existing/proposed Co	site (90% or more) lies within a ountry Park or 'Other' Green S	Space		
Green Belt & Green Wedge	0	The majority of the s Wedge	site (90% or more) lies within	the Metropol	itan Green Belt or Green	
Land Classification	0	Site is predominantly Grade 2 or Grade 3	y Greenfield and primarily wit	hin the land o	classification/s: Grade 1,	
Protected Natural Features	5		00m of any locally designated ny international/national desi			
Flood Risk Constraints	5	Site is wholly within	Flood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 50	Site is in excess of 500m from a designated AQMA			
Ground Condition Constrain	nts 5	Ground treatment is	not expected to be required			
Neighbouring Constraints	N/	'A				
Proximity to Key Services	N/	'A				
Community Facilities	5		not result in the loss of nor p chool/healthcare facility/place			
Comments on Suitability	Ou		ss via Crondon Park Lane. Gra	de 2 listed bu	ilding within site. Outdoor	
	Spe	orts (Private).				
Availability Criteria:			Availability	Rating:	Green	
Land Ownership	5	Held by developer/w	villing owner/public sector			
Land Condition	3	Low intensity land us				
Legal Constraints	5	Site does not face ar	Site does not face any known legal issues			
Planning Permission or Allocation	N/	/A				
Comments on Availability	Sit	e occupied by other uses.				
Achievability Criteria:		· · · · · · · · · · · · · · · · · · ·	Achievability	y Rating:	Yellow	
•		Development is mar				
VIGNIILV	3	Developinent is mai	giilai			
Viability Timescale for Deliverability	5	Up to 5 years	Rillai			

SHELAA Reference:	CFS177	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land South A	And North West Of Lyn	fords Drive, Runwell, Wicl	kford, Essex	(
Parish:	Runwell		Total Score:	93		
Developable Site Area	1.702		Reason for	Gas pipe	and Buffer (0.098ha)	
(ha):			discounted areas:			
Potential Yield:	38		Typology:	3		
Proposed Use:	Residential		Comments on the size of site:			
Suitability Criteria:			Suitability Ra	ating:	Red	
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation		
Impact on Retail Areas	5		ot result in the loss of establis re, South Woodham Ferrers T res	•		
Proximity to the Workplace	e 5	Site is within 2km wal	lking distance of an employm	ent allocatio	n	
Public Transport	0	Site is in excess of 400	Om walking distance from all s	services		
PROW and Cycling Connect	ivity 0	Site is not connected	to either an existing PROW or	r cycle netwo	ork	
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A			·		
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ts		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets	5		contain any assets of archaed			
Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not Minerals or Waste Consultation Area						
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	0	The majority of the si Wedge	te (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA			
Ground Condition Constrain	nts 3	Ground treatment is	Ground treatment is expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbour	ing constraints			
Proximity to Key Services	0		m walking distance of one or am Ferrers Town Centre	more service	es and the City	
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on but no nool/healthcare facility/place	of worship/s		
Comments on Suitability	Outsi	de of DSB. TPO/2006/072	2 on site boundary. SOPC0008	353.		
Availability Criteria:			Availability R	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector			
Land Condition	4	Established single use	1			
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or Allocation	N/A	•				
Comments on Availability	Site o	ccupied by other uses.				
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely				
Timescale for Deliverability		Up to 5 years				
section 2 containing	J	1				

SHELAA Reference:	CFS178	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Greenacres	, Domsey Lane, Little W	altham, Chelmsford, Esse	x, CM3 3PS			
Parish:	Little Walth		Total Score:	96			
Developable Site Area	2.48		Reason for				
(ha):			discounted areas:				
Potential Yield:	49		Typology:	3			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within		
			re, South Woodham Ferrers 1	own Centre	or any designated		
		Neighbourhood Centr					
Proximity to the Workplace			lking distance of an employm		n		
Public Transport	0		Om walking distance from all				
PROW and Cycling Connect			to either an existing PROW o	-	ork		
Vehicle Access	5		g vehicle access into/adjacen	it to the site			
Strategic Road Access	N/A						
Designated Heritage Assets			any designated heritage asse				
Non-Designated Heritage A			any non-designated heritage				
Archaeological Assets	5		contain any assets of archaed				
Minerals & Waste Constrain	nts 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				
Defined Onen Chase	_	ald not have ceased prior to to n an area defined as Open Sp					
Defined Open Space	5	Park or 'Other' Green		ace, all exist	ing/proposed country		
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0		Greenfield and primarily with				
24.14 0.455041.0		Grade 2 or Grade 3			, ,		
Protected Natural Features	5	Site is in excess of 100	Om of any locally designated p	protected na	tural 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 Site is in excess of 500m from a designated AQMA				
Air Quality Management Ar							
Ground Condition Constrain			not expected to be required				
Neighbouring Constraints	5	Site has no neighbour					
Proximity to Key Services	0		m walking distance of one or	more service	s and the City		
Community Facilities	3		am Ferrers Town Centre out additional strain on but n	ot rocult in th	no loss of on an		
Community Facilities	3		nool/healthcare facility/place				
		recreation facility	iooi, iicaitiioai e iaaiiit,, piaac	o	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Comments on Suitability	Wit	hin Urban Area.					
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	3	Low intensity land use	es				
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or	Sm	all section already alloca	ation in the Local Plan, for	ming part o	f SGS6. See		
Allocation 22/00001/MAS							
Comments on Availability Site currently in use for other purpose.							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	-				
Timescale for Deliverability		Up to 5 years					
Comments on Achievability							

SHELAA Reference: (CFS179	RAG Rating:	Red	3	0 May 2023		
Site Address:	Land South	Of Hunters Moon, Whi	tes Hill, Stock, Ingateston	ne, Essex			
Parish:	Stock		Total Score:	106			
Developable Site Area	0.3		Reason for				
(ha):			discounted areas:				
Potential Yield:	9		Typology:	17			
Proposed Use:	Residentia		Comments on the size				
			of site:				
Suitability Criteria:			Suitability R	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employm	ent allocation			
Impact on Retail Areas	5	•	ot result in the loss of establi	•			
		Chelmsford City Cent Neighbourhood Centi	re, South Woodham Ferrers res	Town Centre	or any designated		
Proximity to the Workplace	5		lking distance of an employr	nent allocatio	n		
Public Transport	0		Om walking distance from all				
PROW and Cycling Connecti			alking distance to either a Pl		network		
Vehicle Access	5		ng vehicle access into/adjace				
Strategic Road Access	N/A						
Designated Heritage Assets	3	+	e or more designated heritag	ge assets			
Non-Designated Heritage As	sets 5		any non-designated heritag				
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain		Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegu	arding Area. S	Site is not within a		
Defined Open Space	5		in an area defined as Open S	pace, an exist	ing/proposed Country		
		Park or 'Other' Green					
Green Belt & Green Wedge	0	The majority of the si Wedge	te (90% or more) lies within	the Metropol	itan Green Belt or Gree		
Land Classification	0		Greenfield and primarily with	thin the land o	classification/s: Grade 1		
Protected Natural Features	5		Om of any locally designated	protected na	tural features and in		
riotected Natural Features			y international/national desi				
Flood Risk Constraints	5	Site is wholly within F	Site is wholly within Flood Zone 1				
Air Quality Management Are	eas 5	Site is in excess of 500	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		Ground treatment is	not expected to be required				
Neighbouring Constraints	5	Site has no neighbour					
Proximity to Key Services	3		lking distance of all services	and/or the Cit	ty Centre/South		
		Woodham Ferrers To	wn Centre				
Community Facilities	5		not result in the loss of nor p				
		J., .	nool/healthcare facility/place	e of worship/s	sports, leisure, or		
Comments on Cuitability	Out	recreation facility	Madles Lane. Adjacent to Gra	ada 2 listad hi	uilding		
Comments on Suitability	J Ou	.side OI DSB. ACCESS OII OI I					
Availability Criteria:	1 =	Turn to the	Availability	kating:	Green		
Land Ownership	5		illing owner/public sector				
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any	y known legal issues				
Planning Permission or Allocation	N/	A					
Comments on Availability					T _		
			Achievabilit	y Rating:	Green		
Achievability Criteria:	5	Development is likely	Achievabilit	y Rating:	Green		
Achievability Criteria: Viability Timescale for Deliverability	5	Development is likely Up to 5 years		y Rating:	Green		

Site Address: Parish: Developable Site Area (ha):		diacon		Red 30 May 2023			
Developable Site Area	Calloy	Aujacen	t to Newells, Slades La	ne, Galleywood, Chelmsf	ord, Essex		
	Galley	wood		Total Score:	106		
(ha):	0.36			Reason for			
/···-/·				discounted areas:			
Potential Yield:	11			Typology:	17		
Proposed Use:	Reside	ential		Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation	•	
Impact on Retail Areas		5	Chelmsford City Centre Neighbourhood Centre		own Centre	or any designated	
Proximity to the Workplace		5	Site is within 2km wall	king distance of an employm	ent allocation	n	
Public Transport		5		lking distance of one or mor			
PROW and Cycling Connecti	vity	0	Site is not connected t	o either an existing PROW o	r cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		5	Site does not contain a	any designated heritage asse	ets		
Non-Designated Heritage As	ssets	5	Site does not contain a	any non-designated heritage	assets		
Archaeological Assets		5	Site is not thought to o	contain any assets of archaed	ological inter	est	
Minerals			Minerals or Waste Cor	ess than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Ninerals or Waste Consultation Area			
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge 0			The majority of the sit Wedge	e (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification 0			Site is predominantly (Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is n	ot expected to be required			
Neighbouring Constraints		5	Site has no neighbouri	ng constraints			
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a vn Centre	nd/or the Cit	ty Centre/South	
Community Facilities		5	existing/proposed schorecreation facility	ot result in the loss of nor pu ool/healthcare facility/place			
Comments on Suitability		Outsid	e of DSB. In range of bus	stops. Via Slades Lane.			
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building	gs			
Legal Constraints							
Planning Permission or Allocation			205/OUT received, ye	received, yet to be determined			
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely	•			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		-	,				

SHELAA Reference:	CFS181	RAG Rating:	Yellow	3	0 May 2023		
Site Address:	Land Nort	h and South of Brick Bar	ns Farm				
Parish:	Broomfiel	d	Total Score:	92			
Developable Site Area	156.508		Reason for	Gas pipe and Buffer (0.292ha)			
(ha):			discounted areas:				
Potential Yield:	2191		Typology:	23			
Proposed Use:	Mixed Use)	Comments on the size	Size of sit	e is potentially suitable		
·			of site:		ployment use		
Suitability Criteria:			Suitability Ra	ating:	Yellow		
Proximity to Employment Areas		Site is outside of any	existing/proposed employme				
Impact on Retail Areas	5	•	ot result in the loss of establis re, South Woodham Ferrers T res	•			
Proximity to the Workplace	5	Site is within 2km wa	lking distance of an employm	ent allocatio	n		
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity 5		alking distance to either a PR		network		
Vehicle Access	5		ng vehicle access into/adjacer				
Strategic Road Access	2		to or is adjacent to a safegua		oad or B-road		
Designated Heritage Assets	0	Site contains one or r	more designated heritage asse	ets			
Non-Designated Heritage A	ssets 3	· ·	e or more non-designated he				
Archaeological Assets	0		itain one or more assets of ar				
Minerals & Waste Constrai		further assessment to	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 Site does not lie within an area defined as Open Space, an existing/proposed Country				
Defined Open Space	5	Site does not lie with Park or 'Other' Greer		oace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie with	in the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily witl				
Protected Natural Features 0			ly comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management A		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai		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 wa Woodham Ferrers To	llking distance of all services a own Centre	nd/or the Cit	ty Centre/South		
Community Facilities	3		put additional strain on but n hool/healthcare facility/place				
Comments on Suitability	со	nservation area. Adjacent to	ous stops. Grade 2 listed build o buildings of local value. 1.06 Marys Church (LoWS). SOPCO	3ha protecte			
Availability Criteria:			Availability F		Yellow		
Land Ownership	3	Promoter has an opti	ion to purchase site or collabo				
Land Condition	5	Vacant land & buildir	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	=		
Legal Constraints	3	Site may possibly fac	=				
Planning Permission or			the Local Plan forming par	t of SGS8			
Allocation		Site is already dilocated in the Local Flair forming part of 5050					
Comments on Availability	Multiple ownership. Landowners have not ben involved with submission. No evidence of landowner/s support with submission. Site not within promoters ownership.						
Achievability Criteria:		1	Achievability		Green		
Viability	5	Development is likely					
Timescale for Deliverability		Up to 5 years					
Deliverability	,	1					

SHELAA Reference: CFS18		RAG Rating:	Yellow	3	80 May 2023		
Site Address:		and South of Brick Bar	ns Farm, Mashbury Road	l, Chignal St J	lames, Chelmsford,		
De atale.	Essex		TatalCanas	100			
Parish:	Chelmsford		Total Score:	100	100		
Developable Site Area (ha):	81.49		Reason for discounted areas:				
Potential Yield:	1278		Typology:	26			
Proposed Use:	Mixed Use		Comments on the size		te is potentially suitable		
Troposed ose.	Wilked OSC		of site:		iployment use		
Suitability Criteria:			Suitability I	•	Yellow		
Proximity to Employment	Areas 5	Site is outside of any	existing/proposed employn		1		
Impact on Retail Areas 5		Development does no	ot result in the loss of estab re, South Woodham Ferrers	lished shops a	nd services within		
Proximity to the Workplac	e 5	Site is within 2km wa	lking distance of an employ	ment allocatio	on		
Public Transport	5	Site is within 400m w	alking distance of one or m	ore services			
PROW and Cycling Connec	tivity 5	Site is within 100m w	alking distance to either a F	ROW or cycle	network		
Vehicle Access	5	A route exists enablin	ng vehicle access into/adjac	ent to the site			
Strategic Road Access	0	network, a safeguard	ess to nor is adjacent to the ed trunk road or a B-road		d network, primary road		
Designated Heritage Asset	s 3		e or more designated herita				
Non-Designated Heritage A	Assets 3	Site is adjacent to one or more non-designated heritage assets					
Archaeological Assets	5		contain any assets of archa				
Minerals & Waste Constra	nts 2	, ,	ally within an identified Mir b be undertaken in the form	U			
Defined Open Space	5	Site does not lie with Park or 'Other' Green	in an area defined as Open I Space	Space, an exis	ting/proposed Country		
Green Belt & Green Wedge	5	Site does not lie with	in the Metropolitan Green I	Belt or Green \	Wedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily w	ithin the land	classification/s: Grade 1,		
Protected Natural Feature	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 A	reas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constra	nts 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	build	ings of local value. 19 tre	nge of bus stops. Adjacent t es on/within boundary prot 89, SOPC000588, SOPC000	ected under T			
Availability Criteria:			Availability	Rating:	Green		
Land Ownership	5	Held by developer/w	illing owner/public sector	-	•		
Land Condition	5	Vacant land & buildin	gs				
Legal Constraints	5	Site does not face an	does not face any known legal issues				
Planning Permission or Allocation	N/A						
Comments on Availability	Entir	e site not within promote	site not within promoters control.				
Achievability Criteria			Achievabili	ty Rating:	Yellow		
Viability	5	Development is likely		,			
Timescale for Deliverability		Over 5 years					
Comments on Achievability		· · ·					

SHELAA Reference: (CFS183	3	RAG Rating: Amber 30 May 2023					
Site Address:			Newlands Spring and helmsford, Essex	South West of Broomfiel	d Village, C	Chignall and		
Parish:	Broom		Heimstord, Essex	Total Score:	101			
Developable Site Area	14.33	ileiu		Reason for	101			
(ha):	14.55			discounted areas:				
Potential Yield:	246			Typology:	1			
Proposed Use:	Resider	ntial		Comments on the size				
11000304 030.	riesiaei	itiai		of site:				
Suitability Criteria:				Suitability Ra	nting:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme				
Impact on Retail Areas		5	· ·	t result in the loss of establis e, South Woodham Ferrers T es	•			
Proximity to the Workplace	!	0	Site is in excess of 2km	n walking distance of an emp	loyment allo	cation		
Public Transport	_	0	Site is in excess of 400	m walking distance from all s	services			
PROW and Cycling Connecti	ivity	5		alking distance to either a PRO		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		3	Site is adjacent to one	or more designated heritage	e assets			
Non-Designated Heritage A	ssets	3	_	or more non-designated her				
Archaeological Assets	Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts	2		Ily within an identified Miner be undertaken in the form o	-	•		
Defined Open Space	ned Open Space 5			n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge		5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	Classification 0			Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
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 Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouri	ing 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			nt to Urban Area. Vehicl nt to buildings of local v	e access via Hollow Lane. Ad	jacent to Gra	ade 2 listed building.		
Availability Criteria:		Aujace	The Co Bullianings of local Vi	Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector	- 0			
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any					
Planning Permission or Allocation		N/A	·	<u> </u>				
Comments on Availability		Entire	site not within promoter	rs control.				
Achievability Criteria:		2		Achievability	Rating:	Green		
			1					
•		5	Development is likely	viable				
Viability Timescale for Deliverability		5	Development is likely Up to 5 years	viable				

SHELAA Reference:	CFS187	RAG Rating:	Red		3	0 May 2023		
Site Address:	Land North	South East and West o	f Pontla	nds Park Hotel, We	est Hanning	field Road, Great		
	Baddow, C	helmsford						
Parish:	Great Badd	ow	Total	Score:	89			
Developable Site Area	29.365		Reasc	Reason for Gas pipe and Buffer (1.275ha)				
(ha):			disco	discounted areas:				
Potential Yield:	360		Typol		27			
Proposed Use:	Mixed Use			nents on the size		e is potentially suitable		
			of site			ployment use		
Suitability Criteria:				Suitability Ra		Red		
Proximity to Employment A		Site is adjacent to an						
Impact on Retail Areas 5		Development does not Chelmsford City Cent	re, South		•			
Provimity to the Workplace	5	Neighbourhood Cent Site is within 2km wa		ance of an employme	ent allocation	n		
Proximity to the Workplace Public Transport	5	Site is within 400m w						
PROW and Cycling Connect		Site is within 100m w				network		
Vehicle Access	5	A route exists enablir						
Strategic Road Access	5	Site has direct access				work		
Designated Heritage Assets		Site is adjacent to one			_			
Non-Designated Heritage A		Site is adjacent to one						
Archaeological Assets	3	Site is thought to be a				logical interest		
Minerals & Waste Constrain		Site is wholly or parti	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		in an are			ting/proposed Country		
Green Belt & Green Wedge	0	The majority of the si Wedge	ite (90% c	r more) lies within tl	he Metropol	itan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	in the land o	classification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholl	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 Ar		Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain		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 Development would put additional strain on but not result in the loss of on an						
Community Facilities	3	Development would existing/proposed scl recreation facility	•					
Comments on Suitability	A11 buil	side of DSB. Adjacent to Fo 14 roundabout or West Ha dings of local value. Natur ected under TPO/2005/02	anningfie al Green :	d Road. Adjacent to Space (Limited Acces	Local Listed s). Handful c	building. Adjacent to of trees on boundary		
Availability Criteria:				Availability R	ating:	Green		
Land Ownership	5	Held by developer/w	illing own					
Land Condition	5	Vacant land & buildin						
Legal Constraints	5	Site does not face an	y known l	egal issues				
Planning Permission or Allocation	N/A							
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Yellow		
Viability	5	Development is likely	viable			1		
Timescale for Deliverability	4	Over 5 years						
Comments on Achievability		, , , , , ,						

SHELAA Reference: CFS188 RAG R			RAG Rating:	Green	30 May 2023		
Site Address:	Danec	roft, W	oodhill Road, Danbury	, Chelmsford, Essex, CM3	3 4DY		
Parish:	Danbu	ry		Total Score:	109		
Developable Site Area	0.98			Reason for			
(ha):		discounted areas:					
Potential Yield:	22			Typology:	4		
Proposed Use:	Reside	ntial		Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ating:	Green	
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas 5			· ·	t result in the loss of establis e, South Woodham Ferrers T es	•		
Proximity to the Workplace	9	5	Site is within 2km wall	king distance of an employm	ent allocatio	n	
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity	0	Site is not connected t	o either an existing PROW o	r cycle netwo	ork	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets	5	3	Site is adjacent to one	or more designated heritage	e assets		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country				
Defined Open Space 5			Site does not lie within Park or 'Other' Green		ace, an exist	ing/proposed Country	
Green Belt & Green Wedge 5				n the Metropolitan Green Be	It or Green V	Vedge	
Land Classification 3			Site is predominantly	Greenfield and primarily with 4, Grade 5, non-agricultural	nin the agricu	ultural 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 A	reas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouri	ing 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	· ·	out additional strain on but no ool/healthcare facility/place			
Comments on Suitability		-	nt to DSB. In range of bu on (SSSI).	is stops. Adjacent to a conse	rvation area.	Within 500m of Danbury	
Availability Criteria:			- \	Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		4	Established single use	<u> </u>			
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.							
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely	viable	-		
Timescale for Deliverability	,	5	Up to 5 years				
Comments on Achievability							

SHELAA Reference: CFS189		RAG Rating:	Green	Green 30 May 2023		
Site Address:	Land North \	Vest of Montpelier Vill	a, Main Road, Little Walth	nam, Chelm	sford, Essex	
Parish:	Little Waltha	m	Total Score:	113		
Developable Site Area	0.39		Reason for			
(ha):			discounted areas:			
Potential Yield:	12		Typology:	17		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Green	
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas	5		t result in the loss of establis	•		
			e, South Woodham Ferrers T	own Centre	or any designated	
D		Neighbourhood Centr			_	
Proximity to the Workplace			king distance of an employm		<u> </u>	
Public Transport	5		alking distance of one or mor		- wle	
PROW and Cycling Connect			to either an existing PROW o		אונ	
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A	Cita daga nat cantain	any designated besitage asse	+c		
Designated Heritage Assets			any designated heritage asse			
Non-Designated Heritage A		Site does not contain any non-designated heritage assets				
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrain	nts 5	Minerals or Waste Co		ruing Area. S	one is not within a	
Defined Open Space	5		n an area defined as Open Sp	ace, an exist	ing/proposed Country	
		Park or 'Other' Green			,	
Green Belt & Green Wedge	5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily with			
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 Ar	reas 5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts 5	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbour				
Proximity to Key Services	3	Woodham Ferrers Tov				
Community Facilities	5		not result in the loss of nor pu nool/healthcare facility/place			
Comments on Suitability	Withi	n DSB. In range of bus sto	pps.			
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5	Held by developer/wil	lling owner/public sector	<u>.</u>		
Land Condition	5	Vacant land & building	<u> </u>			
Legal Constraints	5	Site does not face any				
Planning Permission or			the Local Plan forming par	t of SGS8. S	See 20/00001/MAS	
Allocation		2064/OUT, 21/02126/I				
Comments on Availability	/-	, ,,20,				
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely	•		3.00	
Timescale for Deliverability		Up to 5 years				
Comments on Achievability						

SHELAA Reference:	SHELAA Reference: CFS191			Red 30 May 2023			
Site Address:	Land \	West of	129 Watchouse Road	, Galleywood			
Parish:	Galley	wood		Total Score:	109		
Developable Site Area	14.52			Reason for			
(ha):				discounted areas:			
Potential Yield:	249			Typology:	1		
Proposed Use:	Reside	ential		Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment Areas 5			Site is outside of any e	existing/proposed employme		1	
Impact on Retail Areas 5			Chelmsford City Centr Neighbourhood Centre		Town Centre	or any designated	
Proximity to the Workplace	9	5	Site is within 2km wall	king distance of an employm	ent allocatio	n	
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	nt to the site		
Strategic Road Access		N/A			·		
Designated Heritage Assets	5	3	Site is adjacent to one	or more designated heritage	e assets		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	efined Open Space 5			n an area defined as Open Sp Space	oace, an exist	ting/proposed Country	
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropol	litan Green Belt or Green	
Land Classification		3		Greenfield and primarily witl 4, Grade 5, non-agricultural	_		
Protected Natural Features	i	3		e of any protected natural fe natural feature or within 500 natural feature		•	
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	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 wall Woodham Ferrers Tov	king distance of all services a wn Centre	nd/or the Ci	ty Centre/South	
Community Facilities		3		ut additional strain on but n ool/healthcare facility/place			
Comments on Suitability		Adjace	nt to DSB. In range of bu	is stops. Adjacent to grade 2	listed buildir	ng.	
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling 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.							
Achievability Criteria:				Achievability	/ Rating:	Green	
Viability		5	Development is likely				
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			1				

SHELAA Reference: CFS192		RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land on the	west side of North Hill	, Little Baddow, Chelmsfor	rd			
Parish:	Little Baddo	W	Total Score:	113			
Developable Site Area	0.72		Reason for	Sewage P	umping Station		
(ha):			discounted areas:	(0.05ha)			
Potential Yield:	14		Typology:	5			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment Areas 5		Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	· ·	ot result in the loss of establis	•			
		•	re, South Woodham Ferrers T	own Centre	or any designated		
D		Neighbourhood Centr					
Proximity to the Workplace			king distance of an employm		n 		
Public Transport	5		alking distance of one or mor		t al.		
PROW and Cycling Connect			alking distance to either a PR		петмогк		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A						
Designated Heritage Assets			any designated heritage asse				
Non-Designated Heritage A			Site does not contain any non-designated heritage assets				
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrain	nts 5	Minerals or Waste Co	nsultation Area				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	3	·	Greenfield and primarily with 4, Grade 5, non-agricultural	-			
Protected Natural Features	0		y comprises of one or more p				
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 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 2kr	n walking distance of one or i	more service	s and the City		
•		Centre/South Woodh	am Ferrers Town Centre				
Community Facilities	5	•	not result in the loss of nor pu				
			nool/healthcare facility/place	ot worship/s	sports, leisure, or		
Comments on Suitability	Δdia	recreation facility	us stops. Wholly covered by T	PO (0.77ha)	protected under		
Comments on Sultability			160 and within 100m of Bore				
Availability Criteria:			Availability R		Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector		3.55		
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any					
Planning Permission or	N/A	and and and any	0=				
Allocation	IN/A						
Comments on Availability							
Achievability Criteria:			Achievability	Rating	Green		
Viability	5	Development is likely		naung.	Jiccii		
	5	Up to 5 years	VIGOR				
Timescale for Deliverability							

SHELAA Reference:	CFS19	3	RAG Rating:	Red		30	O May 2023	
Site Address:	1 Wan	tz Cotta	age, Ship Road, West I	Hanning	field, Chelmsford			
Parish:	West H	Hanning	gfield	Total	Score:	110		
Developable Site Area	0.06			Reasc	n for			
(ha):				discou	ınted areas:			
Potential Yield:	2			Typol	ogy:	19		
Proposed Use:	Reside	ntial		Comn	nents on the size			
				of site	:			
Suitability Criteria:					Suitability Ra	iting:	Red	
Proximity to Employment Areas		5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Impact on Retail Areas 5			Development does no Chelmsford City Centre Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	!	5	Site is within 2km wall	king dista	ance of an employme	ent allocatior	1	
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets		5	Site does not contain a	any desig	nated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets 5			Site is not thought to o	contain a	ny assets of archaed	ological intere	est	
Minerals & Waste Constrain	inerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country	
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% c	r more) lies within t	he Metropoli	tan Green Belt or Green	
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfie	ld and primarily with	in the land c	lassification/s: Grade 1,	
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 Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 Centre/South Woodha			more services	and the City	
Community Facilities		5	Development would n existing/proposed sch- recreation facility					
Comments on Suitability		Outsid	e of DSB. In range of bus	stops. A	ccess from Ship Roa	d.		
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil	ling own	•			
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability 5			Development is likely	viable		- 0	I	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			, , , , , , ,					
OS.IIIICIAS OII ACIIICVASIIILY								

SHELAA Reference:	CFS19	4	RAG Rating:	Rating: Amber 30 May 2023			0 May 2023	
Site Address:	2 War	tz Cotta	age, Ship Road, West I	Hanning	field, Chelmsford			
Parish:	West	Hanning	gfield	Total	Score:	110		
Developable Site Area	0.07			Reasc	n for			
(ha):					unted areas:			
Potential Yield:	2	2			ogy:	19		
Proposed Use:	Reside	ential		Comn of site	nents on the size e:			
Suitability Criteria:					Suitability Ra	nting:	Amber	
Proximity to Employment Areas		5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Impact on Retail Areas 5			Development does no Chelmsford City Centr Neighbourhood Centr	e, South es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	<u> </u>	5	Site is within 2km wall				n	
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	;	5	Site does not contain a					
Non-Designated Heritage A	ssets	5	Site does not contain a					
Archaeological Assets		5	Site is not thought to		•			
Minerals & Waste Constrain	nerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country				
Defined Open Space		5	Park or 'Other' Green	Space				
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	e (90% c	r more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification	and Classification 0			Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,	
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 Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouri					
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 n existing/proposed sch recreation facility		•			
Comments on Suitability		Outsid	e of DSB. In range of bus	stops.				
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling own	•			
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or Allocation		N/A	<u>'</u>					
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable			1	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		_	, , , , , , , , , , , , , , , , , , , ,					
25eric on Acinevability		<u> </u>						

SHELAA Reference:	CFS195	RAG Rating:	AG Rating: Amber 30 May 20				
Site Address:	Land South E	ast of 36 Castle Close	and North West of 42 Cat	herines Clos	se		
Parish:	Great Leighs		Total Score:	107			
Developable Site Area	2.53		Reason for				
(ha):			discounted areas:				
Potential Yield:	50		Typology:	3			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any of	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	· ·	ot result in the loss of establis	•			
		1	re, South Woodham Ferrers T	own Centre	or any designated		
D	-	Neighbourhood Centr		ont allocation	•		
Proximity to the Workplace			king distance of an employm		<u> </u>		
Public Transport	5		alking distance of one or mor		arle		
PROW and Cycling Connect			to either an existing PROW o		лк		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A	Cita dana and and a	and data as a division of				
Designated Heritage Assets			any designated heritage asse				
Non-Designated Heritage A			Site does not contain any non-designated heritage assets				
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrai	nts 5	Less than 5ha of a site Minerals or Waste Co		rding Area. S	ite is not within a		
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green W	Vedge		
Land Classification	0		Greenfield and primarily with				
Protected Natural Features	5	Site is in excess of 100	Om of any locally designated p				
Flood Risk Constraints	5	excess of 500m of any international/national designated protected natural features Site is wholly within Flood Zone 1					
Air Quality Management A		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbouring constraints					
Proximity to Key Services	0	Site has no neighbouring constraints Site is in excess of 2km walking distance of one or more services and the City					
TOXITILY TO KEY SCIVICES			am Ferrers Town Centre	2. 2 30. 1.00			
Community Facilities	3		out additional strain on but no nool/healthcare facility/place				
Comments on Suitability	Adjac		us stops. Vehicular access ach	nievable from	Beadle Way.		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector		1		
Land Condition	5	Vacant land & building					
Legal Constraints	5	Site does not face any					
Planning Permission or	N/A		<u> </u>				
Allocation	1.77	'					
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Yellow		
Viability	5	Development is likely		0-	1		
Timescale for Deliverability	4	Over 5 years					
Comments on Achievability		1==:=					

SHELAA Reference: CFS19		6	RAG Rating:	Amber	3	0 May 2023		
Site Address:			Chelmer Village Way nelmsford	and North of the Chelm	er and Black	water Navigtion,		
Parish:	Spring			Total Score:	86			
Developable Site Area	31.627			Reason for	Gas pipe and Buffer (1.153ha)			
(ha):				discounted areas:				
Potential Yield:	387			Typology:	27			
Proposed Use:	Mixed	Use		Comments on the size	Size of sit	e is potentially suitable		
·				of site:	for all em	ployment use		
Suitability Criteria:				Suitability R	ating:	Amber		
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employm	ent allocation			
Impact on Retail Areas 5		5	•	t result in the loss of establi e, South Woodham Ferrers es	•			
Proximity to the Workplace	9	5	Site is within 2km wall	king distance of an employn	nent allocatio	n		
Public Transport		5	Site is within 400m wa	alking distance of one or mo	re services			
PROW and Cycling Connect	ivity	5		alking distance to either a PI		network		
Vehicle Access		5		g vehicle access into/adjace				
Strategic Road Access		4	Site has direct access t	to or is adjacent to a primar	y road netwo	rk		
Designated Heritage Assets	5	0	Site contains one or m	ore designated heritage ass	sets			
Non-Designated Heritage A	ssets	0		ore non-designated heritag				
Archaeological Assets	Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest Site is wholly or partially within an identified Minerals Safeguarding Area and requires				
Minerals & Waste Constrai	inerals & Waste Constraints 2			Ily within an identified Mine be undertaken in the form	U			
Defined Open Space		0	The majority of the sit	e (90% or more) lies within untry Park or 'Other' Green	an area defin			
Green Belt & Green Wedge	·	0		e (90% or more) lies within		itan Green Belt or Green		
Land Classification	and Classification 3			Greenfield and primarily wit 4, Grade 5, non-agricultura	-			
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 A	reas	3	Site is within 500m from a designated AQMA					
Ground Condition Constrai	nts	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	· ·	ut additional strain on but r ool/healthcare facility/place				
Comments on Suitability		conser	vation area. Part of build	ge of bus stops. Adjacent to ding of local value. Accessib nder TPO/2007/020, TPO/2	e Natural Gre	en Space. Handful of		
Availability Criteria:			, 1	Availability		Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any					
Planning Permission or		N/A	,					
Allocation								
Comments on Availability				A alai avaa lailii	. Deti	Cuaara		
Achievability Criteria:	1		B	Achievabilit	y kating:	Green		
Viability		5	Development is likely	viapie				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability	/							

SHELAA Reference:	CFS197	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Former Indu	ıstrial Site, Rignals Lane	e, Galleywood, Chelmsford	t			
Parish:	Galleywood		Total Score:	100			
Developable Site Area	1.62		Reason for				
(ha):			discounted areas:				
Potential Yield:	67		Typology:	7			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 0	Site is wholly/partially	/ located within an existing/p	roposed emp	oloyment allocation		
Impact on Retail Areas 5		Development does no	ot result in the loss of establis	hed shops ar	nd services within		
			re, South Woodham Ferrers 1	Town Centre	or any designated		
		Neighbourhood Centr					
Proximity to the Workplace			king distance of an employm		n		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connect			alking distance to either a PR		network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	it to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site Minerals or Waste Consultation Area				Site is not within a			
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	5	Site is predominantly	Previously Developed Land				
Protected Natural Features	0	Site partially or wholly	y comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is not expected to be required					
Neighbouring Constraints	0	Site has neighbouring	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	·	out additional strain on but nool/healthcare facility/place				
Comments on Suitability		in DSB. In range of bus stoer TPO/2006/069.	pps. Existing vehicular access	from Rignals	Lane. 0.016ha protected		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector	-	-		
Land Condition	2	Established multiple u	ises				
Legal Constraints	5	Site does not face any known legal issues					
Planning Permission or	N/A	· · · · · · · · · · · · · · · · · · ·					
Allocation							
Comments on Availability Site currently in use for other purposes.							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		<u> </u>					

SHELAA Reference: (CFS198	RAG Rating:	Amber	Amber 30 May 2023				
Site Address:	Barn adjace	ent the old Off Licence,	Blasford Hill, Little Waltha	m, Chelmsf	ord			
Parish:	Little Walth	nam	Total Score:	111				
Developable Site Area	0.38		Reason for	0				
(ha):			discounted areas:					
Potential Yield:	11		Typology:	17				
Proposed Use:	Residential		Comments on the size of site:					
Suitability Criteria:			Suitability Ra	ating:	Amber			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation				
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr		own Centre	or any designated			
Proximity to the Workplace	5	Site is within 2km wal	lking distance of an employm	ent allocatio	n			
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services				
PROW and Cycling Connecti	ivity 5		alking distance to either a PR		network			
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site				
Strategic Road Access	N/A	1		<u></u>				
Designated Heritage Assets	3	Site is adjacent to one	e or more designated heritage	e assets				
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets				
Archaeological Assets	5	_	contain any assets of archaed					
Minerals & Waste Constrain		Minerals or Waste Consultation Area						
Defined Open Space	Site does not lie within an area defined as Open Space, an existing/proposed Co Park or 'Other' Green Space							
Green Belt & Green Wedge	3		in the Metropolitan Green Be	elt or Green \	Nedge			
Land Classification	0	0 Site is predominantly Greenfield and primarily within the land classification/ Grade 2 or Grade 3						
Protected Natural Features								
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5		Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour	Site has no neighbouring constraints					
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	lking distance of all services a wn Centre	nd/or the Cit	ty Centre/South			
Community Facilities	5	•	not result in the loss of nor pu nool/healthcare facility/place					
Comments on Suitability		acent to DSB. In range of betected under TPO/2001/03	us stops. Adjacent to Grade 2 32.	listed buildi	ng. 1 tree on boundary			
Availability Criteria:	·		Availability F	Rating:	Green			
Land Ownership	5	Held by developer/wi	Illing owner/public sector					
Land Condition	4	Established single use						
Legal Constraints	5	-						
Planning Permission or Allocation	N/A							
Comments on Availability	Site	currently in use for other	purposes.					
Achievability Criteria:			Achievability	Rating:	Green			
		Davelonment is likely			1			
Viability	5	Development is likely	viable					
Viability Timescale for Deliverability	5	Development is likely Up to 5 years	viable					

SHELAA Reference:	CFS19	9	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land a	t Sturge	eons Farm, Cow Wate	ring Lane, Writtle			
Parish:	Writtle		•	Total Score:	82		
Developable Site Area	0.69			Reason for			
(ha):				discounted areas:			
Potential Yield:	0			Typology:	N/A		
Proposed Use:	Comm	unity Fa	acility	Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme			
Impact on Retail Areas 5			•	t result in the loss of establis e, South Woodham Ferrers T es	•		
Proximity to the Workplace	ġ.	N/A					
Public Transport		0	Site is in excess of 400	m walking distance from all	services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking distance to either a PR	OW or cycle	network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets	;	5	Site does not contain a	any designated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not with Minerals or Waste Consultation Area					Site is not within a	
Defined Open Space		0		e (90% or more) lies within a ıntry Park or 'Other' Green S		ed as Open Space, an	
Green Belt & Green Wedge	The majority of the site (90% or more) lies within the Metropolitan Green Be Wedge				itan Green Belt or Green		
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3				
Protected Natural Features		3	Site does not comprise of any protected natural features but is within 100m o designated protected natural feature or within 500m of an international/national designated protected natural feature				
Flood Risk Constraints		1	25%-50% of the site a	rea is within Flood Zone 3			
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		N/A					
Proximity to Key Services		N/A	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a vn Centre	nd/or the Cit	ty Centre/South	
Community Facilities		5	•	ot result in the loss of nor pu ool/healthcare facility/place			
Comments on Suitability			e of DSB. Vehicle Access d Access).	via Lordship Road or through	h the farm. N	latural Green Space	
Availability Criteria:		(Linnice	a / (ccc33).	Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any				
Planning Permission or Allocation				hin the Local Plan forming	g part of SP.	A6	
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Yellow	
Viability		3	Development is margi	•			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			dence of viability provide	-d			
Comments on Achievability		110 0010	active of viability provide				

SHELAA Reference:	CFS20	0	RAG Rating:	Red		30	O May 2023
Site Address:	Land n	orth an	d south of 19 and 21	Lordshi	p Road, Writtle		
Parish:	Writtle	9		Total	Score:	111	
Developable Site Area	1.49			Reaso	n for		
(ha):				discou	inted areas:		
Potential Yield:	33			Typol	ogy:	3	
Proposed Use:	Reside	ntial		Comn	nents on the size		
				of site):		
Suitability Criteria:					Suitability Ra	ating:	Red
Proximity to Employment A	reas	5	Site is outside of any e	existing/p	proposed employme	nt allocation	
Impact on Retail Areas		5	Development does no	t result i	n the loss of establis	hed shops an	d services within
			Chelmsford City Centr Neighbourhood Centr	es			
Proximity to the Workplace)	5	Site is within 2km wal	king dista	ance of an employm	ent allocatior	1
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services	
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	tance to either a PR	OW or cycle r	network
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets 5			Site does not contain	any desig	nated heritage asse	ts	
Non-Designated Heritage Assets 5			Site does not contain	any non-	designated heritage	assets	
Archaeological Assets 5			Site is not thought to	contain a	ny assets of archaed	ological intere	est
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co		J	rding Area. S	ite is not within a
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country
Green Belt & Green Wedge	The majority of the site (90% or more) lies within the Metropolitan Green Be Wedge				tan Green Belt or Green		
Land Classification	Land Classification 3				ld and primarily with 5, non-agricultural	-	
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 Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	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 wa Woodham Ferrers Tov	_		and/or the C	ity Centre/South
Community Facilities		3	Development would p				
			existing/proposed sch	ool/heal	thcare facility/place	of worship/s	ports, leisure, or
C		٠ ما:	recreation facility	10 ot c 1	Vahiala Assessi	viction bi -	lar access from Lordship
Comments on Suitability			nt to DSB. In range of bi D.1ha protected under T				iar access from Lordship
Availability Criteria:					Availability F		Green
Land Ownership		5	Held by developer/wil	lling own	er/public sector		
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any known legal issues				
Planning Permission or Allocation		N/A					
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			1 - 2 - 2 - 7 - 2 - 2				
Comments on Achievability							

SHELAA Reference:	CFS201	L	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land So	outh W	est of Writtle College	Juicing Plant, Lordship Ro	oad, Writtle		
Parish:	Writtle			Total Score:	114		
Developable Site Area	7.3			Reason for			
(ha):				discounted areas:			
Potential Yield:	125			Typology:	2		
Proposed Use:	Reside	ntial		Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme			
Impact on Retail Areas 5			Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres				
Proximity to the Workplace	•	5	_	king distance of an employm	ent allocatio	n	
Public Transport		5		Ilking distance of one or mor			
PROW and Cycling Connect	ivitv	5		Ilking distance to either a PR		network	
Vehicle Access		5		g vehicle access into/adjacen			
Strategic Road Access		N/A		· •			
Designated Heritage Assets		5	Site does not contain a	any designated heritage asse	ts		
Non-Designated Heritage A		5	Site does not contain a	any non-designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts	5	5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within Minerals or Waste Consultation Area				
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	!	0	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 lo designated protected natural feature or within 500m of an international/national designated protected natural feature				
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouri	ng constraints			
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov	lking distance of all services vn Centre	and/or the C	City Centre/South	
Community Facilities		3	existing/proposed sch recreation facility	ut additional strain on but no ool/healthcare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability		Adjace Road.	nt to DSB. In range of bu	s stops. Vehicle Access via ex	xisting vehicu	ular access from Lordship	
Availability Criteria:				Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector	- 0		
Land Condition		5	Vacant land & building				
Legal Constraints		5 Site does not face any known legal issues					
Planning Permission or Allocation		N/A	,				
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
Viability Circuit.		5	Development is likely		.tatilig.	J. CC.	
Timescale for Deliverability		5	Up to 5 years	VIGNIC			
		J	Op to 5 years				
Comments on Achievability							

SHELAA Reference:	CFS203		RAG Rating:	Red		3	0 May 2023	
Site Address:	Countrysi	de Sl	cills Centre, Cow Wat	ering Lane, Writt	le			
Parish:	Writtle			Total Score:		106		
Developable Site Area	6.57			Reason for				
(ha):				discounted are	as:			
Potential Yield:	113	Typology: 2						
Proposed Use:	Residenti	al - O	al - Other Comments on the size					
			of site:					
Suitability Criteria:				Suitab	oility Ra	ating:	Red	
Proximity to Employment Areas 5			Site is outside of any e	xisting/proposed e	mployme	nt allocation		
Impact on Retail Areas			Development does no			•		
			Chelmsford City Centre		Ferrers T	own Centre	or any designated	
D : ':	_		Neighbourhood Centro					
Proximity to the Workplace			Site is within 2km wall				1	
Public Transport	5		Site is within 400m wa				a aturarle	
PROW and Cycling Connect			Site is within 100m wa			-	TELWORK	
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site								
Strategic Road Access								
Designated Heritage Assets			Site does not contain a					
Non-Designated Heritage Assets 5				, ,			not.	
Archaeological Assets 5 Minerals & Waste Constraints 5			Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
winerais & waste Constrain	nts 5		Minerals or Waste Cor		is Salegua	ruing Area. S	ite is not within a	
Defined Open Space	5		Site does not lie within Park or 'Other' Green		s Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	0		The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gr Wedge					
Land Classification	0	O Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3					lassification/s: Grade 1,	
Protected Natural Features	5		Site is in excess of 100 excess of 500m of any					
Flood Risk Constraints	5		Site is wholly within Fl					
Air Quality Management Ar	eas 5		Site is in excess of 500	m from a designate	ed AQMA			
Ground Condition Constrain	nts 5		Ground treatment is n	ot expected to be i	required			
Neighbouring Constraints	5		Site has no neighbouri					
Proximity to Key Services	3		Site is within 2km wall Woodham Ferrers Tov	vn Centre				
Community Facilities	0		Development would re facility/place of worsh	ip/sports, leisure, c			chool/healthcare	
Comments on Suitability	0	utside	of DSB. In range of bus	stops.				
Availability Criteria:				Availa	bility R	Rating:	Green	
Land Ownership	5		Held by developer/wil	ling owner/public s	ector			
Land Condition	3		Low intensity land use	s				
Legal Constraints	5		Site does not face any					
Planning Permission or Allocation	Si	te is	already allocated in t	he Local Plan for	ming par	t of SPA6		
Comments on Availability	Si	te cur	rently in use for other p	urposes.				
Achievability Criteria:				Achie	vability	Rating:	Green	
Viability	5		Development is likely				1	
Timescale for Deliverability			Up to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS20	4	RAG Rating:	Red	3	0 May 2023	
Site Address:	Chelm	sford Ci	ty Racecourse,Great	eighs Bypass, Great Leigh	ns		
Parish:	Great I		-	Total Score:	81		
Developable Site Area	158.5	_		Reason for			
(ha):				discounted areas:			
Potential Yield:	2219			Typology:	23		
Proposed Use:	Reside	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	Areas	3	Site is adjacent to an e	xisting/proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	nd services within	
			Chelmsford City Centr	e, South Woodham Ferrers T	own Centre	or any designated	
		Neighbourhood Centre					
Proximity to the Workplace	9	5		king distance of an employm		n	
Public Transport		5		lking distance of one or mor			
PROW and Cycling Connect	ivity	5		Ilking distance to either a PR		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		0		ore designated heritage asse			
Non-Designated Heritage A	ssets	5		any non-designated heritage			
Archaeological Assets		5	•	contain any assets of archaed			
Minerals & Waste Constrain	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				
Dofined Open Space		3	•	•			
Defined Open Space	3 Site partially lies within an area defined as Open Space, an existing/prop Park or 'Other' Green Space				tilig/proposed Country		
Green Belt & Green Wedge	,	5		n the Metropolitan Green Be	It or Green V	Vedge	
Land Classification		0	Site is predominantly	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
			Grade 2 or Grade 3				
Protected Natural Features	Protected Natural Features 0			comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	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				
				m Ferrers Town Centre	, ,	1 1/1 1:1	
Community Facilities		0	•	esult in the loss of an existing ip/sports, leisure, or recreating		chool/healthcare	
Comments on Suitability		Within		ps. Grade 2 listed buildings v		ccessible Natural Green	
Comments on Sultubility				Sha protected under TPO/20			
				; 5ha Phyliss Currie/Dumney			
				ex Showground. Small areas	of contamina	ated land scattered across	
		the site	2.				
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5		ling owner/public sector			
Land Condition		2	Established multiple u	ses	<u> </u>		
Legal Constraints		5 Site does not face any known legal issues					
Planning Permission or		Site is	already allocated in t	he Local Plan forming par	t of SGS7		
Allocation							
Comments on Availability Site currently in use for other purposes.							
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely				
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			1 2 2 2 7 2 2 2				
25erics on Acine vability							

SHELAA Reference: 0	CFS205		RAG Rating:	Red		30	O May 2023		
Site Address:	Runwell	Hall F	arm, Hoe Lane, Rette	endon, C	helmsford	<u> </u>			
Parish:	Runwell			Total	Score:	90			
Developable Site Area	67.4			Reaso	n for	Electricity	line (0.1ha)		
(ha):				discou	inted areas:				
Potential Yield:	1057			Typol	ogy:	26	26		
Proposed Use:	Resident	ial		Comn	nents on the size				
			of site:						
Suitability Criteria:					Suitability Ra	ating:	Red		
Proximity to Employment A	reas 0)	Site is wholly/partially	located			loyment allocation		
Impact on Retail Areas	5	,	Development does no	t result i	n the loss of establis	hed shops an	d services within		
·			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated		
			Neighbourhood Centr						
Proximity to the Workplace			Site is within 2km wall				1		
Public Transport	5		Site is within 400m wa						
PROW and Cycling Connecti			Site is within 100m wa				network		
Vehicle Access	5		A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		I/A							
Designated Heritage Assets	5		Site does not contain						
Non-Designated Heritage As			Site does not contain						
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrain	nts 5		Less than 5ha of a site Minerals or Waste Co	nsultatio	n Area				
Defined Open Space	5		Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country		
Green Belt & Green Wedge	0)	The majority of the sit Wedge	te (90% o	r more) lies within t	he Metropoli	tan Green Belt or Green		
Land Classification 0			Site is predominantly Grade 2 or Grade 3	Greenfie	d and primarily with	nin the land c	lassification/s: Grade 1,		
Protected Natural Features	0)	Site partially or wholly	/ compris	es of one or more p	rotected nati	ural features		
Flood Risk Constraints	5		Site is wholly within Flood Zone 1						
Air Quality Management Are	eas 5	j	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts 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 2kn	n walking distance of one or more services and the City					
			Centre/South Woodha						
Community Facilities	3		Development would p						
			existing/proposed sch recreation facility	iooi/near	tncare facility/place	or worship/s	ports, leisure, or		
Comments on Suitability	C	utside		s stops. S	ite is currently acces	sed from Ho	e Lane. 7.15ha protected		
Comments on Sultubility			PO/2010/025, TPO/201						
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership	5		Held by developer/wil	lling own		- 0			
Land Condition	3	_	Low intensity land use						
Legal Constraints	5		Site does not face any		egal issues				
Planning Permission or		N/A							
Allocation		-,							
Comments on Availability	S	ite cur	rently in use for other p	ourposes					
Achievability Criteria:					Achievability	Rating:	Yellow		
						<u> </u>	l		
.	5		Development is likely	viable					
Viability Timescale for Deliverability	5		Development is likely Over 5 years	viable					

SHELAA Reference:	CFS206	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land South E	ast of Sandpit Cottage	, Holybread Lane, Li	ittle Baddow			
Parish:	Little Baddov	N	Total Score:	99			
Developable Site Area	2.39		Reason for				
(ha):			discounted areas:	:			
Potential Yield:	47		Typology:	3			
Proposed Use:	Residential		Comments on the	e size			
			of site:				
Suitability Criteria:			Suitabili	ity Rating:	Amber		
Proximity to Employment Areas 5		Site is outside of any e	xisting/proposed emp	oloyment allocation			
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South Woodham Fe es	errers Town Centre	or any designated		
Proximity to the Workplace	0	Site is in excess of 2kn			cation		
Public Transport	5	Site is within 400m wa					
PROW and Cycling Connect	ivity 0	Site is not connected t		•	ork		
Vehicle Access	5	A route exists enabling	g vehicle access into/a	idjacent to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain	any designated heritag	ge assets			
Non-Designated Heritage A	ssets 3	Site is adjacent to one	or more non-designa	ted heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Park or 'Other' Green	Space		ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie within					
Land Classification	0 Site is predominantly Greenfield and primarily within the land classi Grade 2 or Grade 3						
Protected Natural Features	3	Site does not comprise designated protected designated protected	natural feature or wit		within 100m of a locally rnational/national		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	0	Site is in excess of 2kn Centre/South Woodha	•		s and the City		
Community Facilities	3	Development would p existing/proposed sch recreation facility					
Comments on Suitability	Adjac	ent to DSB. In range of bu	is stops. Adjacent to a	Protected Lane.			
Availability Criteria:			Availabi	ility Rating:	Green		
Land Ownership	5	Held by developer/wil					
Land Condition	5	Vacant land & building					
Legal Constraints	5						
Planning Permission or	N/A	,					
Allocation							
Comments on Availability							
Achievability Criteria:				bility Rating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability							

SHELAA Reference:	CFS207	7	RAG Rating:	Amb	er	30	0 May 2023	
Site Address:	Land to	the Ea	ast of Bulls Lodge Farr	n, Gene	als Lane, Borehar	n		
Parish:	Boreha			Total 9		104		
Developable Site Area	1.11			Reaso	n for			
(ha):				discou	nted areas:			
Potential Yield:	25			Typolo	gy:	4		
Proposed Use:	Reside	ntial			ents on the size			
·				of site	:			
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation		
Impact on Retail Areas		5	Development does no	t result ir	the loss of establis	hed shops an	d services within	
			Chelmsford City Centr	e, South	Woodham Ferrers T	own Centre	or any designated	
			Neighbourhood Centr					
Proximity to the Workplace	•	5	Site is within 2km wall				1	
Public Transport		0	Site is in excess of 400					
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t 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-o	designated heritage	assets		
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste					
				_		•	ent in nature or where th	
- C					•		delivery of development	
Defined Open Space	5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country		
reen Belt & Green Wedge 5			Site does not lie within		ropolitan Green Be	lt or Green W	/edge	
Land Classification		0						
Land Classification	O Site is predominantly Greenfield and primarily within the land classification/s: Gr Grade 2 or Grade 3					idosification, s. Grade 1,		
Protected Natural Features		5	Site is in excess of 100	m of any	locally designated p	rotected nat	ural features and in	
			excess of 500m of any	internat	onal/national desig	nated protec	ted natural features	
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management Ar	eas	5	Site is in excess of 500)m from a	designated AQMA			
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbour					
Proximity to Key Services		3	Site is within 2km wal	-		nd/or the Cit	y Centre/South	
			Woodham Ferrers Tov					
Community Facilities		3	Development would p					
			existing/proposed sch recreation facility	iooi/nean	ncare raciity/piace	or worship/s	ports, leisure, or	
Comments on Suitability		Adjace	nt to Urban Area. Adjace	ent to Gra	ade 2 listed building			
Availability Criteria:			<u> </u>		Availability R		Green	
Land Ownership		5	Held by developer/wil	lling own			1	
Land Condition		5	Vacant land & building		-			
Legal Constraints		5	Site does not face any	_	gal issues			
Planning Permission or		N/A	1		<u> </u>			
Allocation		, , .						
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								
Comments on Achievability								

Site Address:	Landa						•
	Lanu a	<u>t Ma</u> no	r Farm, Sandford Mill	Lane, G	ireat Baddow, Che	Imsford	
Parish:	Great E	Baddov	V	Total	Score:	88	
Developable Site Area	90.531			Reasc	n for	Gas pipe and Buffer (4.419ha)	
(ha):				discou	inted areas:		
Potential Yield:	1109			Typol	ogy:	25	
Proposed Use:	Mixed	Use		Comn	nents on the size	Size of site	e is potentially suitable
		of site: for all employment u				ployment use	
Suitability Criteria:					Suitability Ra	ting:	Amber
Proximity to Employment Areas 5		5	Site is outside of any e	xisting/p	proposed employmen	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centre Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated
Proximity to the Workplace		5	Site is within 2km wall	king dista	ance of an employme	ent allocation	า
Public Transport		5	Site is within 400m wa	lking dis	tance of one or more	e services	
PROW and Cycling Connecti	vity	5	Site is within 100m wa	ılking dis	tance to either a PRO	DW or cycle i	network
Vehicle Access		5	A route exists enabling	yehicle	access into/adjacent	t to the site	
Strategic Road Access		4	Site has direct access t	to or is a	djacent to a primary	road networ	·k
Designated Heritage Assets		0	Site contains one or m	ore desi	gnated heritage asse	ts	
Non-Designated Heritage As	ssets	3	Site is adjacent to one	or more	non-designated her	itage assets	
Archaeological Assets		0	Site is thought to cont	ain one	or more assets of arc	haeological i	interest
Minerals & Waste Constrain	its	further assessment to be undertaken in the form of a Minerals Resource				•	
Defined Open Space	3 Site partially lies within an area defined as Open Space, an existing Park or 'Other' Green Space			ing/proposed Country			
Green Belt & Green Wedge		3	Site partially lies within	n the Me	tropolitan Green Be	lt or Green V	Vedge
Land Classification		0	Grade 2 or Grade 3	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site partially or wholly comprises of one or more protected natural features			
Protected Natural Features 0			Site partially or wholly	compris	ses of one or more p	rotected nati	ural features
Flood Risk Constraints		0	Over 50% of the site area is within Flood Zone 3				
Air Quality Management Are	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	its	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 wa Woodham Ferrers Tov	vn Centr	e		· ·
Community Facilities		3	Development would p existing/proposed sch recreation facility				
Comments on Suitability		of loca	Urban Area. In range of I value. Natural Green Sp 0.03ha protected under T	oace (Lin	nited Access), Outdoo		rea. Adjacent to buildings vate), Proposed County
Availability Criteria:					Availability R	ating:	Green
Land Ownership		5	Held by developer/wil	ling own	er/public sector	-	•
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any	known l	egal issues		
Planning Permission or		Site is	already allocated in t			3a. See 21/	00003/MAS,
Allocation			732/OUT, 22/1732/FU		3 · · · ·	,	. ,
Comments on Availability			t within promoters own				
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable	,		1
		5	Up to 5 years				
Timescale for Deliverability		,					

SHELAA Reference:	CFS209	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land East an	d West of Beaumont C	Otes, Chignal Road, Chigna	l Smealy, C	helmsford		
Parish:	Broomfield		Total Score:	96			
Developable Site Area	60.55		Reason for				
(ha):			discounted areas:				
Potential Yield:	949	7167					
Proposed Use:	Mixed Use		Comments on the size of site:		e is potentially suitable ployment use		
Suitability Criteria:			Suitability Ra		Amber		
Proximity to Employment A	Areas 5	Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas	5		ot result in the loss of establiste, South Woodham Ferrers Tes	•			
Proximity to the Workplace	0	Site is in excess of 2kr	n walking distance of an emp	loyment allo	cation		
Public Transport	0	Site is in excess of 400	m walking distance from all	services			
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacer	t to the site			
Strategic Road Access O Site has no direct access to nor is adjacent to the strategic road network, pri network, a safeguarded trunk road or a B-road					l network, primary road		
Designated Heritage Assets	5		any designated heritage asse				
Non-Designated Heritage A	ssets 3	Site is adjacent to one	e or more non-designated he	ritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai		ally within an identified Mine be undertaken in the form o	-	•			
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/proposed Park or 'Other' Green Space				ing/proposed Country		
Green Belt & Green Wedge	e 5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	O Site is predominantly Greenfield and primarily within the land classification, Grade 2 or Grade 3						
Protected Natural Features		excess of 500m of any	Om of any locally designated v international/national desig				
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3					
Air Quality Management A		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai		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	Woodham Ferrers To					
Community Facilities	3		out additional strain on but n nool/healthcare facility/place				
Comments on Suitability		de of DSB. Adjacent to bu 95, CHL474, CHL479, SOP	uildings of local value. Catego C000591.	ry 4 contami	nated land: SOPC000278,		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	5	Vacant land & building	-				
Legal Constraints	5	5 Site does not face any known legal issues					
Planning Permission or Allocation	N/A						
Comments on Availability							
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely	•				
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability							

SHELAA Reference: 0	CFS211	RAG Rating:	Amber		30 May 2023		
Site Address:	Campion F	arm, Gutters Lanes, Bro	omfield, Chelmsfo	rd, Essex CM1 7B	T		
Parish:	Broomfield	t	Total Score:	104			
Developable Site Area	2.49		Reason for	0			
(ha):			discounted area	as:			
Potential Yield:	49		Typology:	3			
Proposed Use:	Residentia	I	Comments on t	he size			
			of site:				
Suitability Criteria:			Suitab	ility Rating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any			on		
Impact on Retail Areas	5	Development does no	ot result in the loss o	of established shops	and services within		
•		Chelmsford City Cent		Ferrers Town Centi	re or any designated		
Proximity to the Workplace	5	Neighbourhood Cent Site is within 2km wa		emnlovment allocat	ion		
Public Transport	5	Site is within 400m w			1011		
•		Site is not connected			work		
PROW and Cycling Connective Vehicle Access	5	A route exists enablir		•			
			is vernicle access little	of adjacent to the Sit			
Strategic Road Access	N/.	Site does not contain	any designated hari	tage accets			
Designated Heritage Assets		Site does not contain	<u> </u>				
Non-Designated Heritage A		Site is not thought to			arast		
Archaeological Assets	5		•				
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	onsultation Area	0 0			
Defined Open Space	5	Site does not lie with Park or 'Other' Green		o Open Space, an ex	isting/proposed Country		
Green Belt & Green Wedge	0		•	s within the Metron	olitan Green Belt or Green		
Green Belt & Green Wedge	Ů	Wedge					
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and prim	narily within the land	d classification/s: Grade 1,		
Protected Natural Features	5				natural features and in		
			•	onal designated prot	tected natural features		
Flood Risk Constraints	5		Site is wholly within Flood Zone 1 Site is in excess of 500m from a designated AQMA				
Air Quality Management Ar							
Ground Condition Constrain		Ground treatment is		equired			
Neighbouring Constraints	5	Site has no neighbou					
Proximity to Key Services	3			ring distance of all services and/or the City Centre/South			
0 '- 5 '-		Woodham Ferrers To			the less of an au		
Community Facilities	3	Development would existing/proposed scl					
		recreation facility	iooi, ileaitileare racii	irty/place of worship	7 3001 (3, 1613 (16, 01		
Comments on Suitability	Ad	jacent to Urban Area. In rar	nge of bus stops. Exis	sting vehicular acces	ss from Gutters Lane.		
Availability Criteria:			Availa	bility Rating:	Green		
Land Ownership	5	Held by developer/w					
Land Condition	3	Low intensity land us					
Legal Constraints	5		Site does not face any known legal issues				
Planning Permission or	N/		,				
Allocation							
Comments on Availability	Site	e currently in use for other	purpose.				
Achievability Criteria:			Achiev	ability Rating	: Green		
Viability	5	Development is likely					
Timescale for Deliverability	5	Up to 5 years					

SHELAA Reference:	CFS212	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Field East	Of Saxon Way, Broomfie	eld, Chelmsford, Essex				
Parish:	Broomfiel		Total Score:	89			
Developable Site Area	16.47		Reason for				
(ha):			discounted areas:				
Potential Yield:	282		Typology:	1			
Proposed Use:	Residentia	al	Comments on the size of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme				
Impact on Retail Areas	5		ot result in the loss of establis tre, South Woodham Ferrers T res	•			
Proximity to the Workplace	5	Site is within 2km wa	lking distance of an employm	ent allocatio	n		
Public Transport	5	Site is within 400m w	valking distance of one or mor	e services			
PROW and Cycling Connect	ivity 0	Site is not connected	to either an existing PROW o	r cycle netwo	ork		
Vehicle Access	5	A route exists enabling	ng vehicle access into/adjacer	nt to the site			
Strategic Road Access	N,	/A					
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	0	Site is thought to con	ntain one or more assets of ar	chaeological	interest		
Minerals & Waste Constrain	nts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie with Park or 'Other' Greer	iin an area defined as Open Sp n Space	oace, an exist	ting/proposed Country		
Green Belt & Green Wedge	0	The majority of the s Wedge	ite (90% or more) lies within t	the Metropol	itan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	hin the land	classification/s: Grade 1,		
Protected Natural Features	0	Site partially or whol	ly comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	2	Up to 25% of the site	area is within Flood Zone 3				
Air Quality Management Ar	eas 5	Site is in excess of 50	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts 3	Ground treatment is	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints	3	Site has neighbouring	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	existing/proposed so recreation facility	put additional strain on but n hool/healthcare facility/place	of worship/	sports, leisure, or		
Comments on Suitability			nge of bus stops. Vehicular ac				
			irial site. Chelmer Valley (LoW	/S). Priority 4	contaminated land		
	SC	PC000227 and ECC CHL233			Т		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/w	rilling owner/public sector				
Land Condition	3	Low intensity land us	ses				
Legal Constraints	5	Site does not face an	y known legal issues				
Planning Permission or Allocation	N,	′A					
Comments on Availability	Sit	e currently in use for other	purpose.				
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability		Up to 5 years					
Comments on Achievability							

SHELAA Reference: CFS213			RAG Rating:	Red 30 May 2023			
Site Address:	Land So	outh of	Hassenbrook, Victori	a Road, Writtle, Chelmsf	ord		
Parish:	Writtle			Total Score:	108		
Developable Site Area	11			Reason for			
(ha):				discounted areas:			
Potential Yield:	189			Typology:	2		
Proposed Use:	Resider	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability R	ating:	Red	
Proximity to Employment A		5	Site is outside of any e	xisting/proposed employments	ent allocation		
Impact on Retail Areas		5	! · · · · · · · · · · · · · · · · · · ·	t result in the loss of establi e, South Woodham Ferrers es	•		
Proximity to the Workplace	•	5	Site is within 2km wall	king distance of an employn	nent allocation	n	
Public Transport		5	Site is within 400m wa	lking distance of one or mo	re services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking distance to either a PF	ROW or cycle i	network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjace	nt to the site		
Strategic Road Access	_	N/A					
Designated Heritage Assets		5	Site does not contain a	any designated heritage ass	ets		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	e assets		
Archaeological Assets		5	Site is not thought to	contain any assets of archae	ological intere	est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
- C 10 0			Minerals or Waste Cor			· /	
Defined Open Space 5			Park or 'Other' Green	n an area defined as Open S Snace	pace, an exist	ing/proposed Country	
Green Belt & Green Wedge	!	0		e (90% or more) lies within	the Metropoli	itan Green Belt or Green	
Land Classification		3		Greenfield and primarily wit 4, Grade 5, non-agricultura	_		
Protected Natural Features		3	· ·	e of any protected natural fon natural feature or within 50 natural feature		•	
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Ar		5		m from a designated AQMA	1		
Ground Condition Constrain		3	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints		5	Site has no neighbour	o neighbouring constraints			
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a	and/or the Cit	ry Centre/South	
Community Facilities		3	existing/proposed sch recreation facility	ut additional strain on but r ool/healthcare facility/place	e of worship/s	ports, leisure, or	
Comments on Suitability				s stops. Informal access off adjacent south east bound			
Availability Criteria:				Availability		Green	
Land Ownership		3	Promoter has an optic	on to purchase site or collab			
Land Condition		5	Vacant land & building			U - - -	
Legal Constraints		5	Site does not face any				
Planning Permission or		N/A	1 - 12 222 1100 1000 01119	0			
Allocation		-,,,,					
Comments on Availability							
Achievability Criteria:				Achievability	y Rating:	Green	
Viability		5	Development is likely				
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			•				

SHELAA Reference: (CFS214	RAG Rating:	RAG Rating: Red 30 May 2023			
Site Address:	Land South	of Ongar Road and Wes	st of Highwood Road, Wri	ttle, Chelms	ford	
Parish:	Writtle		Total Score:	97		
Developable Site Area	2.94		Reason for			
(ha):			discounted areas:			
Potential Yield:	58		Typology:	3		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra		Red	
Proximity to Employment A			existing/proposed employme			
Impact on Retail Areas	5		t result in the loss of establis e, South Woodham Ferrers T es	•		
Proximity to the Workplace	5		king distance of an employm		າ	
Public Transport	5		alking distance of one or mor			
PROW and Cycling Connecti	vity 5		alking distance to either a PR		network	
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A					
Designated Heritage Assets	5		any designated heritage asse			
Non-Designated Heritage A			any non-designated heritage			
Archaeological Assets	5	•	contain any assets of archaed			
Minerals & Waste Constrair		Minerals or Waste Co				
Defined Open Space	5	Park or 'Other' Green				
Green Belt & Green Wedge	0	Wedge	e (90% or more) lies within t			
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily with			
Protected Natural Features	0		comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints	5	Site is wholly within Flood Zone 1				
Air Quality Management Ar		Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		Ground treatment is expected to be required on part of the site				
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation Site is within 2km walking distance of all services and/or the City Centre/South				
Proximity to Key Services	3	Woodham Ferrers Tov	wn Centre			
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on but no ool/healthcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability	Outs CHL6		s stops. TPO/2019/005. Smal	l portion of co	ontaminated land	
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	3	Promoter has an option	on to purchase site or collabo	rate with exi	sting owner	
Land Condition	5	Vacant land & building	gs			
Legal Constraints	5	Site does not face any known legal issues				
Planning Permission or Allocation	N/A					
Comments on Availability						
Achievability Criteria:			Achievability	Rating:	Green	
•	5	Development is likely			•	
Viability		Developinent is likely	VIGDIC			
Viability Timescale for Deliverability	5	Up to 5 years	Viable			

SHELAA Reference:	CFS215		RAG Rating: Amber 30 May 2023			0 May 2023	
Site Address:	Land No	rth Ea	st of Spread Eagle, Ch	nurch La	ane, Great Walthai	m, Chelmsfo	ord
Parish:	Great W				Score:	111	
Developable Site Area	22.7			Reaso	on for		
(ha):				disco	unted areas:		
Potential Yield:	389			Typol	ogy:	1	
Proposed Use:	Residen	tial		Comr	ments on the size		
				of site	e:		
Suitability Criteria:					Suitability Ra	nting:	Amber
Proximity to Employment A	reas !	5	Site is outside of any e	xisting/	proposed employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centro Neighbourhood Centro	e, South es	Woodham Ferrers T	own Centre	or any designated
Proximity to the Workplace		5	Site is within 2km walk				1
Public Transport		5	Site is within 400m wa				
PROW and Cycling Connect	- /	5	Site is within 100m wa				network
Vehicle Access		5	A route exists enabling	yehicle	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets		5	Site does not contain a				
Non-Designated Heritage A		5	Site does not contain a				
Archaeological Assets		5	Site is not thought to o		•		
Minerals & Waste Constraints			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country				
Defined Open Space 5			Park or 'Other' Green	Space			
Green Belt & Green Wedge 5			Site does not lie within				
Land Classification		0	Site is predominantly of Grade 2 or Grade 3	Greenfie	eld and primarily with	nin the land c	lassification/s: Grade 1,
Protected Natural Features		3	Site does not comprise designated protected designated protected	natural f	feature or within 500		within 100m of a locally rnational/national
Flood Risk Constraints	Į.	5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas !	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrair		5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouri	ng cons	traints		
Proximity to Key Services	(0	Site is in excess of 2km Centre/South Woodha			more service	s and the City
Community Facilities	3	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	,	Adjace	nt to DSB. In range of bu	s stops.			
Availability Criteria:					Availability R	lating:	Green
Land Ownership		5	Held by developer/wil	ling owr	•		1
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known	legal issues		
Planning Permission or Allocation		N/A	·				
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
							ı
-		5 l	Development is likely	viable			
Viability Timescale for Deliverability		5 5	Up to 5 years	viable			

SHELAA Reference:	CFS216	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land South o	f Church of England Pr	rimary School, Main Road	School, Main Road, Ford End, Chelmsford		
Parish:	Great Waltha	ım	Total Score:	113		
Developable Site Area	5.44		Reason for			
(ha):			discounted areas:			
Potential Yield:	93		Typology:	2+36		
Proposed Use:	Mixed Use		Comments on the size	Size of sit	e is potentially suitable	
			of site:	for all em	ployment use	
Suitability Criteria:			Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas	5	•	t result in the loss of establis	•		
		-	e, South Woodham Ferrers 1	Town Centre	or any designated	
5	_	Neighbourhood Centr				
Proximity to the Workplace			king distance of an employm		n	
Public Transport	5		alking distance of one or mor			
PROW and Cycling Connect			alking distance to either a PR	-	network	
Vehicle Access	5		g vehicle access into/adjacen			
Strategic Road Access	2		to or is adjacent to a safegua		oad or B-road	
Designated Heritage Assets			any designated heritage asse			
Non-Designated Heritage A			any non-designated heritage			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua nsultation Area	ording Area. S	Site is not within a	
Defined Open Space	5		n an area defined as Open Sp	oace, an exist	ing/proposed Country	
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features	5	Site is in excess of 100	om of any locally designated projections of any locally designated projections.			
Flood Risk Constraints	5	excess of 500m of any international/national designated protected natural features Site is wholly within Flood Zone 1				
Air Quality Management Ar		Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		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		out additional strain on but n	ot result in th	ne loss of on an	
,		existing/proposed sch recreation facility	ool/healthcare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability	Adjac	ent to DSB. In range of bu	us stops.			
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	3	Promoter has an option	on to purchase site or collabo	rate with ex	isting owner	
Land Condition	5	Vacant land & building	gs			
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or	N/A	•				
Allocation						
Comments on Availability						
Achievability Criteria:			Achievability	/ Rating:	Green	
Viability	5	Development is likely	viable			
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability						

SHELAA Reference: (CFS217	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land East	of Home Pastures, Main	Road, Ford End, Chelmsfo	rd		
Parish:	Great Wal	tham	Total Score:	109		
Developable Site Area	4.4		Reason for			
(ha):			discounted areas:			
Potential Yield:	75		Typology:	2		
Proposed Use:	Residentia	al	Comments on the size of site:			
Suitability Criteria:			Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation		
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr		own Centre	or any designated	
Proximity to the Workplace	5		lking distance of an employm		n	
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services		
PROW and Cycling Connecti	ivity 5		alking distance to either a PR	-	network	
Vehicle Access	5		g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/	/A				
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ts		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constrain		Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country			
Defined Open Space	5	Site does not lie withi Park or 'Other' Green		ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	5		in the Metropolitan Green Be	It or Green V	Vedge	
Land Classification	0		Greenfield and primarily with			
Protected Natural Features	3		se of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 500	Site is in excess of 500m from a designated AQMA			
Ground Condition Constrain	nts 3	Ground treatment is e	Ground treatment is expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbour	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		out additional strain on but no nool/healthcare facility/place			
Comments on Suitability		ljacent to DSB. In range of bond SOPC000367 and ECC CHI	us stops. Informal access off S L369.	Sandon Hill. I	Priority 4 contaminated	
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5	Held by developer/wi	illing owner/public sector	- 0		
Land Condition	5	Vacant land & buildin				
Legal Constraints	5	Site does not face any known legal issues				
Planning Permission or Allocation	N/	'A	<u> </u>			
Comments on Availability						
			Achievability	Rating:	Green	
Achievability Criteria:			ACITICVADITIES			
Achievability Criteria: Viability	5	Development is likely	•	110.011.61	Orcen	
Achievability Criteria: Viability Timescale for Deliverability	5	Development is likely Up to 5 years	•		Green	

SHELAA Reference:	CFS21	8	RAG Rating:	Amber		30	O May 2023
Site Address:	Land N	lorth of	Hilltop, Southend Ro	ad, Howe Gre	en, Chelmsf	ord	
Parish:	Sandoi	า		Total Score	:	103	
Developable Site Area	0.2			Reason for			
(ha):				discounted	areas:		
Potential Yield:	6			Typology:		18	
Proposed Use:	Reside	ntial		Comments	on the size		
				of site:			
Suitability Criteria:				Sui	tability Ra	ting:	Amber
Proximity to Employment A	reas	5	Site is outside of any e	existing/propos	ed employme	nt allocation	
Impact on Retail Areas		5	Development does no			•	
			Chelmsford City Centr Neighbourhood Centr	es			
Proximity to the Workplace	2	5	Site is within 2km wal				1
Public Transport		5	Site is within 400m wa				
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network
Vehicle Access		5	A route exists enabling	g vehicle access	into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets	;	5	Site does not contain				
Non-Designated Heritage A	ssets	5	Site does not contain				
Archaeological Assets		5	Site is not thought to	•			
Minerals & Waste Constrain	nts	5	Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country			
Defined Open Space		5	Park or 'Other' Green	Space		•	,
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	e (90% or more	e) lies within t	he Metropoli	tan Green Belt or Green
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and	primarily with	nin the land c	lassification/s: Grade 1,
Protected Natural Features		0	Site partially or wholly	comprises of o	one or more p	rotected natu	ural features
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	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 2kn Centre/South Woodha	am Ferrers Tow	n Centre		<u> </u>
Community Facilities		5	Development would n				
			existing/proposed sch	ool/healthcare	facility/place	of worship/s	ports, leisure, or
Comments on Suitability		۸diace	recreation facility nt to DSB. In range of bu	is stone Access	via Hilltone 1	Mhally cayer	ad by TPO (0.2ha)
Comments on Suitability			ted under TPO/2015/01		via riiitops. v	vilony covere	ed by 11 O (0.211a)
Availability Criteria:				Ava	ailability R	Rating:	Green
Land Ownership		5	Held by developer/wil				
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any known legal issues				
Planning Permission or Allocation		N/A					
Comments on Availability							
Achievability Criteria:				Acl	nievability	Rating:	Green
Viability		5	Development is likely				1
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			. ,				
The state of the s							

Parishi: Highwood Developable Site Area (hg): 0.38 Reason for discounted areas: 1 Potential Vield: 11 Typology: 17 Proposed Use: Residential Comments on the size of site: Suitability Criteria: Comments on the size of site: Suitability Criteria: Suitability Criteri	SHELAA Reference: (CFS220	RAG Rating:	Red	Red 30 May 2023		
Parish: Highwood Developable Site Area (hs): 0.38 Reason for discounted areas: 0.38 Residential 1 Typology: 17 Proposed Use: Residential Comments on the size of site: 0.38 Suitability Criteria:	Site Address:	Land North	East of Hands Farm Cot	ttages, Radley Green Road	d, Highwood	<u> </u>	
Comments on the size Potential Yield: 11 Typology: 17 Proposed Use: Residential Comments on the size of site:	Parish:	Highwood		Total Score:	98		
Potential Yield: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Red	Developable Site Area	0.38		Reason for			
Comments on the size of site:	(ha):			discounted areas:			
Suitability Criteria: Suitability Criteria: Suitability Rating: Red Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace O Site is in excess of 2km walking distance of an employment allocation Public Transport O Site is in excess of 400m walking distance from all services PROW and Cycling Connectivity Site is within 100m valking distance from all services PROW and Cycling Connectivity Site is within 100m valking distance to either a PROW or cycle network Vehicle Access N/A Designated Heritage Assets Non-Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space Site does not lew within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 1 The majority of the site (90% or more) lies within the Metropolitian Green Belt or Gree Wedge Land Classification O 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 and in excess of 500m of any international/national designated protected natural features Site is in excess of 500m of any international/national designated protected natural features and in existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Community Facilities Site is in excess of 500m from a designated AGMA Ground Condition Constraints Site is in weeks of 500m from a designated of one or more services and the City Centre/South Woodham Ferrers Town Centre Commu	Potential Yield:	11		Typology:	17		
Suitability Criteria: Suitability Rating: Red	Proposed Use:	Residential		Comments on the size			
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Site is in excess of 2km walking distance of an employment allocation Public Transport 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 in excess of 400m walking distance to either a PROW or cycle network Vehicle Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Site does not contain any designated heritage assets Site does not contain any designated heritage assets Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest Site does not waste consultation Area Site is not within a Minerals of Waste Consultation Area Site is not within a Minerals of Waste Consultation Area Site is not waste Consultation Area Site is in excess of Site is an area defined as Open Space, an existing/proposed Country Park or 'Other Green Space Site is in excess of Site of Site is within a Mineral Site is within the Metropolitan Green Belt or Green Belt & Green Wedge Site is in excess of Site of Site is in excess of Sit				of site:			
Impact on Retail Areas S	Suitability Criteria:			Suitability Ra	ating:	Red	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace O Site is in excess of 2km walking distance of an employment allocation Public Transport PROW and Cycling Connectivity S Site is within 100m walking distance 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 Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any assets of archaeological interest Minerals & Waste Consultation Area of a site is within a Minerals Safeguarding Area. Site is not within a Minerals are Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space Green Belt & Green Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge Land Classification 2 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 sexess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features in excess of 500m of any international/national designated protected natural features in excess of 500m of any international/national designated protected natural features in excess of 500m of any international/national designated protected natural features in excess of 500m of any international/national designated protected natural features in excess of 500m of any international/national designated protected natural features in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in mo	Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation		
Neighbourhood Centres	Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within	
Public Transport PROW and Cycling Connectivity Site is in excess of 400m walking distance from all services Strategic Road Access N/A Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any designated heritage assets Nron-Designated Heritage Assets Site does not contain any designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Minerals & Waste Constraints Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge On The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3 Protected Natural Features 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 and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features Flood Risk Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated or one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Outside of DSB. Public highway runs alongside the site. Availability Criteria: Land Ownership Site may possibly face legal issues Planning Permission or N/A Allocation N/A Allocation Development silkely viable Timescale for Deliverability Silveras			Neighbourhood Centr	res			
PROW and Cycling Connectivity 5 Site is within 100m walking distance 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 Site is not thought to contain any assets of archaeological interest Minerals or Waste Consultation Area Defined Open Space 5 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 Gree Wedge Wedge Wedge 1 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 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 in excess of 500m of any international/national designated protected natural features Site 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 Site has no neighbouring constraints Proximity to Key Services 0 Site is in excess of 500m from a designated 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 Land Ownership 5 Held by developer/willing owner/public sector Land Ownership 5 Held by developer/willing owner/public sector Land Ownership 6 Held by developer/willing owner/public sector Land Ownership 7 Site may possibly face legal issues Planning Permission or N/A Allocati	Proximity to the Workplace	0				cation	
Vehicle Access	Public Transport	0	Site is in excess of 400	Om walking distance from all	services		
Designated Heritage Assets 5 Site does not contain any designated heritage assets	PROW and Cycling Connect	vity 5	Site is within 100m w	alking distance to either a PR	OW or cycle i	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 non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3 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 in excess of 500m for any international/national designated protected natural features Site is wholly within Flood Zone 1 Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated protected natural features Site is in excess of 500m from a designated protected natural features Site is in excess of 500m from a designated protected natural features Site is in excess of 500m from a designated protected natural features Site is in excess of 500m from a designated protected natural features Site is in excess of 500m from a designated protected natural features Site is in excess of 500m from a designated protected natural features Site is in excess of 500m from a designated protected natural features Site is in excess of 500m from a designated protected natural features Site is in	Vehicle Access			g vehicle access into/adjacer	t to the site		
Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge Land Classification 2 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 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 Site 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 Site has no neighbouring constraints Proximity to Key Services 0 Site is in excess of Stw 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 Cutside of DSB. Public highway runs alongside the site. Availability Criteria: Availability Rating: Green Vaallocation Possible allotment site. Land aquired as allotments. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Development is likely viable	Strategic Road Access	N/A	١ -				
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5 ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 6 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gree Wedge 1 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3 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 Site is wholly within Flood Zone 1 Site is wholly within Flood Zone 1 Site is wholly within Flood Zone 1 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 is nexcess of 50m from a designated AQMA Site is in excess of 50m from a designated AQMA Site is in excess of 50m from a designated AQMA Site is in excess of 50m from a designated AQMA Site is in excess of 50m from a designated AQMA Site is in excess of 50m from a designated AQMA Site is in excess of 50m from a designated AQMA Site is in excess of 50m from a designated AQMA Site is in excess of 50m from a designated AQMA Site is in excess of 50m from a designated AQMA Site is in excess of 50m from a designated AQMA Site is in excess of 50m from a designated AQMA Site is in excess of 50m from a designated AQMA Site is in excess of 50m from a designated AQMA Site is in excess of 50m from a designated AQMA Site is in excess of 50m from a designated AQMA Site is in excess of 50m from a designated AQMA Site is in excess of 50m from a designated AQMA Site is in excess of 50m from a designated AQMA Site is in excess of 50m from a designated AQM	Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets		
Minerals & Waste Constraints Solution	Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets		
Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge	Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological intere	est	
Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3 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 Froximity to Key Services O 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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 3 Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible allotment site. Land aquired as allotments. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Minerals & Waste Constrain	nts 5		_	irding Area. S	ite is not within a	
Land Classification 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 Timescale for Deliverability Possible allotment sick. Land aquired as allotments. Wedge Site is predominantly Greenfield and primarily within the land classification/s: Grade 1 Grade 2 or Grade 3 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 of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has no neighbouring constraints Proximity to Key Services Osite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 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. Availability Criteria: Availability Rating: Green Allocation Comments on Availability Possible allotment site. Land aquired as allotments. Achievability Criteria: Achievability Rating: Achievability Rating: Green	Defined Open Space	5			ace, an exist	ing/proposed Country	
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 and in excess of S00m 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 Froximity 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. Availability Criteria: Availability Rating: Green Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Planning Permission or N/A Allocation Comments on Availability Possible allotment site. Land aquired as allotments. Achievability Criteria: Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Green Belt & Green Wedge	0		te (90% or more) lies within t	he Metropoli	tan Green Belt or Green	
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 Criteria: Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 7 Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible allotment site. Land aquired as allotments. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Classification	0		Greenfield and primarily with	nin the land o	lassification/s: Grade 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 Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 3 Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Rating: Green Fine Scale for Deliverability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Protected Natural Features	5					
Ground Condition Constraints 5 Ground treatment is not expected to be required	Flood Risk Constraints	5	Site is wholly within F				
Neighbouring Constraints 5	Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA			
Proximity to Key Services O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre 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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 3 Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible allotment site. Land aquired as allotments. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Ground Condition Constrain	nts 5	Ground treatment is r	· · · · · · · · · · · · · · · · · · ·			
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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 3 Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible allotment site. Land aquired as allotments. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints	5	-	•			
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. Availability Criteria: Land Ownership Land Condition S Vacant land & buildings Legal Constraints Planning Permission or Allocation Comments on Availability Possible allotment site. Land aquired as allotments. Achievability Criteria: Viability S Development is likely viable Timescale for Deliverability S Availability Rating: Availability Rating: Achievability Rating: S Development is likely viable Timescale for Deliverability S Usit to 5 years	Proximity to Key Services	0			more service	s and the City	
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Possible allotment site. Land aquired as allotments. Achievability Criteria: Viability Development is likely viable Timescale for Deliverability Availability Rating: N/A Availability Rating: Green Availability Rating: Achievability Rating: Seen	Community Facilities	5	existing/proposed sch				
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 3 Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible allotment site. Land aquired as allotments. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Suitability	Out	side of DSB. Public highway	y runs alongside the site.			
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 3 Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible allotment site. Land aquired as allotments. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:			Availability F	Rating:	Green	
Legal Constraints Legal Constraints Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible allotment site. Land aquired as allotments. Achievability Criteria: Viability Solve Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Ownership	5	Held by developer/wi	lling owner/public sector	_		
Legal Constraints Planning Permission or Allocation Comments on Availability Possible allotment site. Land aquired as allotments. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 3 Site may possibly face legal issues N/A Achievability Achievability Rating: Green Up to 5 years	Land Condition	5					
Planning Permission or Allocation Comments on Availability Possible allotment site. Land aquired as allotments. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years		3	Site may possibly face legal issues				
Comments on Availability Possible allotment site. Land aquired as allotments. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or	N/A	A				
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years		Pos	sible allotment site. Land a	quired as allotments.			
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				Achievability	/ Rating:	Green	
Timescale for Deliverability 5 Up to 5 years		5	Development is likely			1	
	•						
COMMENTS ON ACHIEVADIIITY	Comments on Achievability		, , , ,				

Land West of Greenfield, Highwood Road, Edney Common, Chelmsford	SHELAA Reference:	CFS221	RAG Rating:	Red	3(0 May 2023		
Developable Site Area 0.19	Site Address:	Land West	of Greenfield, Highwoo	d Road, Edney Common, (Chelmsford			
Potential Yield: G	Parish:	Highwood		Total Score:	97			
Protential Yield: Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Red Proximity to Employment Areas Suitability Rating: Suitability Rating: Red Proximity to Employment Areas Suitability Rating: Suitability Rating: Red Suitability Rating: Red Proximity to Employment Areas Suitability Rating: Suitability Rating: Red Suitability Rating: Red Suitability Rating: Red Proximity to the Workplace Suitability Rating: Suitability Rating: Suitability Rating: Red Suitabilit	Developable Site Area	0.19		Reason for				
Proposed Use: Residential Comments on the size of site: Suitability Rating: Red	,			discounted areas:				
Suitability Criteria: Suitability Rating: Red	Potential Yield:	6		Typology:	18			
Suitability Criteria: Site is outside of any existing/proposed employment allocation	Proposed Use:	Residential		Comments on the size				
Proximity to Employment Areas 5				of site:				
Impact on Retail Areas Development does not result in the loss of established shops and services within Chelmsford Ctyl Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	Suitability Criteria:			Suitability Ra	ating:	Red		
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace OSite is in excess of 2km walking distance of an employment allocation Public Transport SSite is in excess of 2km walking distance of one or more services PROW and Cycling Connectivity OSite is not connected to either an existing PROW or cycle network Vehicle Access SA route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets SSite does not contain any designated heritage assets Archaeological Assets SSite does not contain any non-designated heritage assets Archaeological Assets SSite is not thought to contain any assets of archaeological interest Minerals & Waste Constraints SSite is not thought to contain any assets of archaeological interest Minerals or Waste Consultation Area Site is not within a marea defined as Open Space, an existing/proposed Coun Park or 'Other' Green Space Green Belt & Green Wedge OThe majority of the site 190% or more) lies within the Metropolitan Green Belt or CWedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grad Grade 2 or Grade 3 Protected Natural Features SSite 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 and in excess of 500m of any international/national designated protected natural features Flood Risk Constraints SSite is in excess of 500m form a designated AQMA Ground Condition Constraints SSite is in excess of 500m form a designated AQMA Ground Condition Constraints SSite is in excess of 500m form a designated Agma Ground Condition Constraints SSite is in excess of 500m form a designated protected natural features and in excess of 500m form a designated protected natural features and in excess of 500m form a desig	Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt 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 Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Minerals & Waste Constraints 5 Site does not contain any assets of archaeological interest Minerals & Waste Constraints 5 Site does not is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Coun 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 Control of the site (90% or more) lies within the Indicated and Primarily within the Indicated Spen Space, an existing/proposed Coun Park or 'Other' Green Space Protected Natural Features 5 Site is predominantly Greenfield and primarily within the land classification/s: Grain 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 and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site has no neighbouring constraints Proximity to Key Services 0 Site is in excess of 2km walking distance of	Impact on Retail Areas	5	Chelmsford City Centi	re, South Woodham Ferrers 1	•			
PROW and Cycling Connectivity O Site is not connected to either an existing PROW or cycle network Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints S Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space S Site does not lie within an area defined as Open Space, an existing/proposed Coun Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site (90% or more) lies within the Metropolitan Green Belt or G Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grad Grade 2 or Grade 3 Frotected Natural Features S Site is in excess of 100m of any locally designated protected natural features and in caces of 500m of any international/national designated protected natural features and in caces of 500m of any international/national designated protected natural features and in caces of 500m of any international/national designated protected natural features and in caces of 500m of any international/national designated protected natural features and in caces of 500m of any international/national designated protected natural features and in caces of 500m of any international/national designated protected natural features and in caces of 500m of any international/national designated protected natural features and in caces of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features and in caces of 500m of any international/national designated protected natural features of 500m of any international/nat	Proximity to the Workplace	0	Site is in excess of 2kr	n walking distance of an emp	loyment allo	cation		
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Coun 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 Gwedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grad Grade 2 or Grade 3 Protected Natural Features 5 Site is nexcess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features of 500m from a designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any locally designated protected natural features of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is no expected to be required Neighbouring Constraints 5 Site is 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 Site has no neighbouring constraints Proximity to Key Services 1 Site is not expected to be required worth proximation of the contraint of the loss of nor put additional strain on an existing/proposed school/healthcar	Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within in an area defined as Open Space, an existing/proposed Coun Park or 'Other' Green Space Green Belt & Green Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or C Wedge Land Classification 2 Site is predominantly Greenfield and primarily within the land classification/s: Grad Grade 2 or Grade 3 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 of Site is wholly within Flood Zone 1 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is nexcess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Teatment is not expected to be required Neighbouring Constraints 5 Site is in excess of 500m from a designated AQMA Ground Teatment is not expected to be required Neighbouring Constraints 5 Site is in excess of 500m from a designated AQMA Ground Teatment is not expected to be required Neighbouring Constraints 5 Site is not expected to be required Neighbouring Constraints 5 Site is not expected to be required Neighbouring Constraints 6 Site is not expected to be required Neighbouring Constraints 7 Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisu	PROW and Cycling Connect	ivity 0	Site is not connected	to either an existing PROW o	r cycle netwo	rk		
Designated Heritage Assets Son-Designated Archaeological Interest Minerals & Waste Constaint A Minerals Consultation Area Son-Designated Acrea Asset Archaeological Interest Son-Designated Acrea Asset Archaeological Interest Flood Risk Green Wedge Land Classification On Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Greade 3 Son-Designated Acrea Asset Ass			A route exists enablin	g vehicle access into/adjacen	t to the site			
Non-Designated Heritage Assets Site does not contain any non-designated heritage assets	Strategic Road Access	N/A						
Archaeological Assets Site is not thought to contain any assets of archaeological interest	Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is such thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is such than of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Minerals & Waste Constraints Defined Open Space S Site does not lie within a marea defined as Open Space, an existing/proposed Coun Park or 'Other' Green Space Green Belt & Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features S 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 and in excess of 500m of any international/national designated protected natural features S Site is wholly within Flood Zone 1 Air Quality Management Areas S Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Site is ne excess of 500m from a designated AQMA Ground Condition Constraints S Site has no neighbouring constraints Proximity to Key Services O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities S 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. Availability Criteria: Land Ownership Land Condition 4 Established single use Legal Constraints 3 Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Viability S Development is likely viable Timescale for Deliverability 5 Up to 5 years			Site is not thought to	contain any assets of archaed	ological intere	est		
Park or 'Other' Green Space Green Belt & Green Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Owedge 1 Wedge 1 Land Classification 2 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 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 and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features for Quality Management Areas Site is wholly within Flood Zone 1 Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has no neighbouring constraints Proximity to Key Services Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Site is excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Outside of DSB. In range of bus stops. Public highway runs alongside the site. Availability Criteria: Availability Rating: Green Land Ownership Site Held by developer/willing owner/public sector Land Condition 4 Established single use Legal Constraints 3 Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Achievability Rating: Green Viability Signal Development is likely viable Timescale for Deliverability Signals		nts 5		Minerals or Waste Consultation Area				
Wedge	Defined Open Space	5			ace, an existi	ing/proposed Country		
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 designated protected natural features and in excess of 500m of any international designated protected natural features and in excess of 500m of any international designated protected natural features and in excess of 500m of any international designated protected natural features and in excess of 500m of any international designated protected natural features and in excess of 500m of any international designated protected natural features and in excess of 500m of any international designated protected natural features and in excess of 500m of any international designated protected natural features and in excess of 500m of any international designated protected natural features and in excess of 500m of any international designated protected natural features and in excess of 500m of any international designated protected natural features and in excess of 500m of any international designated protected natural features and in excess of 500m of any international designated protected natural features and in excess of 500m of any international designated protected natural features and in excess of 500m of any international designated protected natural features and international designated protected natural features and in excess of 500m from a designated AQMA Ground tense of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated aquired AQMA Site is in excess of 500m from a designated AQMA Site is in excess	Green Belt & Green Wedge	0		te (90% or more) lies within t	he Metropoli	tan Green Belt or Green		
excess of 500m of any 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 Coutside of DSB. In range of bus stops. Public highway runs alongside the site. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 4 Established single use Legal Constraints 3 Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Classification	0	Grade 2 or Grade 3					
Air Quality Management Areas Ground Condition Constraints Froximity to Key Services O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 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. Availability Criteria: Land Ownership Land Condition Legal Constraints Site may possibly face legal issues N/A Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Achievability Criteria: Achievability Rating: Green Green Achievability Rating: Green Green Achievability Rating: Green Achievability Rating: Green	Protected Natural Features		excess of 500m of any	/ international/national desig				
Ground Condition Constraints 5 Ground treatment is not expected to be required	Flood Risk Constraints							
Neighbouring Constraints 5	Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA				
Proximity to Key Services O 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. Availability Criteria: Land Ownership S 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 N/A Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Ground Condition Constrain							
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 Comments on Suitability Outside of DSB. In range of bus stops. Public highway runs alongside the site. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 4 Established single use Legal Constraints 3 Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints	5		•				
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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 4 Established single use Legal Constraints 3 Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Proximity to Key Services	0	Centre/South Woodh	am Ferrers Town Centre				
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Viability Development is likely viable Timescale for Deliverability Sheld by developer/willing owner/public sector Legal Constraints 3 Site may possibly face legal issues N/A Site may possibly face legal issues N/A Achievability Rating: Green Jenning Permission or Achievability Rating: Achievability Rating: Green	Community Facilities	5	existing/proposed sch					
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 4 Established single use Legal Constraints 3 Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Suitability	Outs	side of DSB. In range of bu	s stops. Public highway runs a	alongside the	site.		
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 4 Established single use Legal Constraints 3 Site may possibly face legal issues Planning Permission or Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:			Availability F	Rating:	Green		
Land Condition 4 Established single use Legal Constraints 3 Site may possibly face legal issues Planning Permission or N/A Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years		5	Held by developer/wi	lling owner/public sector	_			
Legal Constraints Planning Permission or Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 3 Site may possibly face legal issues N/A Achievability Achievability Rating: Green Up to 5 years		4	Established single use					
Planning Permission or Allocation Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years		3						
Comments on Availability Possible allotment site. Play equipment on site. Land aquired as allotments. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or							
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years		Poss	ible allotment site. Play ed	quipment on site. Land aquire	ed as allotme	nts.		
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			· .	Achievability	Rating:	Green		
Timescale for Deliverability 5 Up to 5 years	•	5	Development is likely	-		1		
Comments on Achievability	Comments on Achievability		1 , , , , , ,					

SHELAA Reference:	CFS224	RAG Rating:	RAG Rating: Red 30 May 2023				
Site Address:	Chenwill, Lin	ks Drive, Chelmsford					
Parish:	Chelmsford		Total Score:	97			
Developable Site Area	0.07		Reason for				
(ha):			discounted areas:				
Potential Yield:	2		Typology:	19			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation			
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within		
		-	re, South Woodham Ferrers 1	Town Centre	or any designated		
5	_	Neighbourhood Centr					
Proximity to the Workplace			lking distance of an employm		n 		
Public Transport	0		Om walking distance from all		-ul-		
PROW and Cycling Connect			to either an existing PROW o				
Vehicle Access	3		onstraints that would likely p ess into/adjacent to the site	revent the in	ripiementation of a route		
Strategic Road Access	N/A	to enable vehicle acce	233 Into/adjacent to the site				
Designated Heritage Assets		Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A			any non-designated heritage				
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain			e is within a Minerals Safegua				
Willieruis & Waste Constituti		Minerals or Waste Co		. 0			
Defined Open Space	5		n an area defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	3	Park or 'Other' Green	space in the Metropolitan Green Be	alt or Green V	Νοάσο		
Land Classification	0		Greenfield and primarily witl				
Land Classification	١٠	Grade 2 or Grade 3	Oreenheid and primarily with	iiii tile lalla t	lassification, s. Grade 1,		
Protected Natural Features	0		y comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour	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					
Community Facilities	5		Woodham Ferrers Town Centre Development would not result in the loss of nor put additional strain on an				
Community Facilities	٥	•	•				
		existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility					
Comments on Suitability	Adjad	ent to Urban Area. 2 tree	es protected under TPO/2006	6/006.			
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	5	Vacant land & buildin	gs				
Legal Constraints	3	3 Site may possibly face legal issues					
Planning Permission or	N/A	N/A					
Allocation							
Comments on Availability	Possi	ble ransom strip. Access t	to the site needs to be establ	ished.			
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	viable	-			
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		•					

Parish: Developable Site Area 4.36	SHELAA Reference:	CFS22	6	RAG Rating:	Red	3	0 May 2023	
Parish: Great Baddow Total Score: 88 Poevelopable Site Area (1.36 Reason for discounted areas: discounted areas: 75 Potential Yield: 75 Typology: 2 Proposed Use: Residential Comments on the size of site: 8 Suitability Criteria: Suitability Criteria: 8 Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation (1.50 Minum of the proximity to the Workplace 5 Site is within Ann walking distance of an employment allocation (1.50 Minum of the Workplace 5 Site is within Ann walking distance of an employment allocation (1.50 Minum of the Workplace 5 Site is within Ann walking distance of an employment allocation (1.50 Minum of the Workplace 5 Site is within Ann walking distance of an employment allocation (1.50 Minum of the Workplace 5 Site is within Ann walking distance of one or more services (1.50 Minum of the Workplace 5 Site is within Ann walking distance of one or more services (1.50 Minum of the Workplace 5 Site is within Ann walking distance of one or more services (1.50 Minum of the Workplace 6 Site is not connected to either an existing PROW or cycle network (1.50 Minum of the Workplace 6 Site is not connected to either an existing PROW or cycle network (1.50 Minum of the Workplace 6 Site is not connected to either an existing PROW or cycle network (1.50 Minum of the Workplace 7 Site is one or more designated heritage assets (1.50 Minum of the Workplace 8 Site is adjacent to one or more designated heritage assets (1.50 Minum of the Workplace 8 Site is adjacent to one or more non-designated heritage assets (1.50 Minum of the Workplace 8 Site is not thought to contain any assets of archaeological interest (1.50 Minuma) (1.50 M	Site Address:	Field R	ear of 1	Telephone Exchange,	Church Street, Great Bad	dow, Chelm	sford	
Proposed Use:	Parish:	Great	Baddov	I	Total Score:	88		
Potential vield: 75 Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Rating: Red Proximity to Employment Areas 5 Site is outside of any existing/ proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers 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 2km 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 Archaeological Assets 5 Site is adjacent to one or more not-designated heritage assets Archaeological Assets 5 Site is adjacent to one or more not-designated meritage assets Archaeological Assets 5 Site is adjacent to one or more not-designated meritage assets Archaeological Assets 5 Site is adjacent to one or more not-designated meritage assets Archaeological Assets 5 Site is adjacent to one or more not-designated meritage assets 6 Site is adjacent to one or more not-designated Meritage Assets 6 Site is adjacent to one or more not-designated Meritage assets 7 Site is adjacent to one or more not-designated Meritage assets 8 Site is adjacent to one or more not-designated Meritage assets 8 Site is adjacent to one or more not-designated Meritage assets 8 Archaeological Assets 6 Site is adjacent to one or more not-designated Meritage assets 8 Archaeological Assets 7 Site is adjacent to one or more not-designated Meritage assets 8 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Ott	Developable Site Area	4.36			Reason for			
Proposed Use: Residential Comments on the size of site: Suitability Rating: Red	(ha):				discounted areas:			
Suitability Criteria: Suitability Criteria: Suitability Rating: Red	Potential Yield:	75			Typology:	2		
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation	Proposed Use:	Reside	ntial					
Impact on Retail Areas S	Suitability Criteria:				Suitability R	ating:	Red	
Chelmsford City Centre, South Woodham Ferrers 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 an employment allocation 5 Site is within 400m walking distance of one or more services PROW and Cycling Connectivity 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 Non-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 is in excess of 500m from a designated AQMA Ground Condition Constraints 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 1 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 C	Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	ent allocation		
Public Transport Site is within 400m walking distance of one or more services PROW and Cycling Connectivity	Impact on Retail Areas		5	Chelmsford City Centr	e, South Woodham Ferrers	•		
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 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 6 Green Belt & Green Wedge 0 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge 1 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site is wholly within Flood Zone 1 Site is wholly within Flood Zone 1 Grade 3 Site is wholly within Flood Zone 1 Site is wholly within	Proximity to the Workplace	!	5	Site is within 2km wall	king distance of an employn	nent allocation	n	
Vehicle Access S	Public Transport		5	Site is within 400m wa	alking distance of one or mo	re services		
Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets	PROW and Cycling Connect	ivity	0	Site is not connected t	o either an existing PROW o	or cycle netwo	ork	
Designated Heritage Assets Non-Designated Heritage Assets 3 Site is adjacent to one or more designated heritage assets Non-Designated Heritage Assets 5 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 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/20007/081. Majority of site within Church Street Historic Alfill CHE030. Availability Criteria: Availability Criteria: Achievability Criteria: Vacant land & buildi	Vehicle Access		5	A route exists enabling	g vehicle access into/adjace	nt to the site		
Non-Designated Heritage Assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 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 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. Availability Criteria:	Strategic Road Access		N/A					
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals of Waste Consultation Area Defined Open Space 5 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 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 Adjacent to Urban Area. In range of bus stops. Access and site links to Church Street Great Baddow. Opposite Listed Buildings. Opposite to buildings of local value. 0.312ha protected under TPO/2007/081.Majority of site within Church Street Historic Landfill Chle30. Availability Criteria: Availability Rating: Green Land Ownership 3 Promoter has an option to purchase site or collaborate with existing owner Legal Constraints 5 Site does not face any known legal issues Planning Permission or Availability Site not within promoters ownersh	Designated Heritage Assets		3	Site is adjacent to one	or more designated heritag	ge assets		
Minerals & Waste Constraints Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5	Non-Designated Heritage A	ssets	3	Site is adjacent to one	or more non-designated he	ritage assets		
Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge 1 Land Classification 2 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 3 Site is 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 valking 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. Availability Criteria: Availability Rating: Green 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 Comments on Availability Site not within promoters ownership. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Archaeological Assets		5	Site is not thought to	contain any assets of archae	ological inter	est	
Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features O Site partially or wholly comprises of one or more protected natural features Flood Risk Constraints S Site is wholly within Flood Zone 1 Air Quality Management Areas Ground Condition Constraints O 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. Availability Criteria: Availability Rating: Green 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 N/A Allocation Comments on Availability Site not within promoters ownership. Achievability Criteria: Vability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Minerals & Waste Constrain	nts	5	Minerals or Waste Consultation Area				
Wedge	Defined Open Space		5		•	pace, an exist	ing/proposed Country	
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. Availability Criteria: Availability Rating: Green 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 not within promoters ownership. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Green Belt & Green Wedge		0		e (90% or more) lies within	the Metropol	itan Green Belt or Green	
Flood Risk Constraints Air Quality Management Areas Air Quality Management Areas Ground Condition Constraints O Ground treatment is expected to be required on the majority (90% or more) of the site Neighbouring Constraints 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. Availability Criteria: 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 Comments on Availability Site not within promoters ownership. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Classification		0		Greenfield and primarily wit	hin the land o	classification/s: Grade 1,	
Air Quality Management Areas Ground Condition Constraints O Ground treatment is expected to be required on the majority (90% or more) of the site Neighbouring Constraints 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. Availability Criteria: Land Ownership 1 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 Comments on Availability Site not within promoters ownership. Achievability Criteria: Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Protected Natural Features		0	Site partially or wholly	comprises of one or more p	protected nat	ural features	
Ground Condition Constraints Neighbouring Constraints Site has neighbouring constraints with potential for mitigation Proximity to Key Services Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities Sevelopment 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. Availability Criteria: Availability Rating: Green 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 Comments on Availability Site not within promoters ownership. Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1			
Neighbouring Constraints Proximity to Key Services 3 Site has neighbouring constraints with potential for mitigation 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. Availability Criteria: Land Ownership 1 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 Comments on Availability Site not within promoters ownership. Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
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 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. Availability Criteria: Availability Rating: Green 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 Comments on Availability Site not within promoters ownership. Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Ground Condition Constrain	nts	0	Ground treatment is expected to be required on the majority (90% or more) of the site				
Woodham Ferrers Town Centre	Neighbouring Constraints		3					
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. Availability Criteria: 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 Comments on Availability Site not within promoters ownership. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Proximity to Key Services		3					
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. Availability Criteria: 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 Comments on Availability Site not within promoters ownership. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Community Facilities			existing/proposed sch recreation facility	ool/healthcare facility/place	e of worship/s	sports, leisure, or	
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Criteria: Achievability Criteria: TPO/2007/081.Majority of site within Church Street Historic Landfill CHE030. Availability Rating: Green Availability Rating: Vacant land & buildings Site does not face any known legal issues N/A Allocation Comments on Availability Site not within promoters ownership. Achievability Criteria: Viability Development is likely viable Timescale for Deliverability Development is likely viable Timescale for Deliverability Availability Rating: Availability Rating: Achievability Rating: Oreen	Comments on Suitability							
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 Comments on Availability Site not within promoters ownership. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				• •			•	
Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site not within promoters ownership. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:				Availability	Rating:	Green	
Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site not within promoters ownership. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Ownership		3	Promoter has an optic	on to purchase site or collab	orate with ex	isting owner	
Legal Constraints Planning Permission or Allocation Comments on Availability Site not within promoters ownership. Achievability Criteria: Viability Development is likely viable Timescale for Deliverability 5 Site does not face any known legal issues N/A Achievability Rating: Green Up to 5 years	Land Condition			Vacant land & building	gs			
Planning Permission or Allocation Comments on Availability Site not within promoters ownership. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Legal Constraints		5	Site does not face any	known legal issues			
Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or Allocation		N/A	•				
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Availability		Site no	t within promoters own	ership.			
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years					· ·	y Rating:	Green	
Timescale for Deliverability 5 Up to 5 years			5	Development is likely				
				· ' '				
	Comments on Achievability			r /				

SHELAA Reference:	AA Reference: CFS227		Red	3	0 May 2023	
Site Address:	Land South	West of Rettendon Place	ce Farm, Main Road, Rette	endon		
Parish:	Rettendon		Total Score:	103		
Developable Site Area	10.163		Reason for	Gas pipe and Buffer (0.537h		
(ha):			discounted areas:	, ,		
Potential Yield:	174		Typology:	2		
Proposed Use:	Residential		Comments on the size of site:			
Suitability Criteria:			Suitability Ra	ating:	Red	
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme			
Impact on Retail Areas	5		ot result in the loss of establis			
		Chelmsford City Centr Neighbourhood Centr	re, South Woodham Ferrers T res	Town Centre	or any designated	
Proximity to the Workplace	5	Site is within 2km wal	lking distance of an employm	ent allocatio	n	
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network	
Vehicle Access	3		onstraints that would likely p ess into/adjacent to the site	revent the in	nplementation of a rout	
Strategic Road Access	N/A					
Designated Heritage Assets		Site does not contain	any designated heritage asse	ets		
Non-Designated Heritage Assets 5		Site does not contain	any non-designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge 0		The majority of the sit Wedge	te (90% or more) lies within t	he Metropol	itan Green Belt or Gree	
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	hin the land o	classification/s: Grade 1	
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA			
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required			
Neighbouring Constraints	5	Site has no neighbour	ing constraints			
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	es and the City	
Community Facilities	3		out additional strain on but no nool/healthcare facility/place			
Comments on Suitability	Outs		s stops. Unclear if there exist	s existing vel	nicle access.	
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector			
Land Condition	5	Vacant land & buildin	gs			
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or Allocation	N/A					
Comments on Availability	Agre	ed overage with previous	owner re residential develop	ment on son	ne of the land.	
Achievability Criteria:			Achievability	/ Rating:	Yellow	
Acmevability Criteria.				0		
.	5	Development is likely	viable			
Viability Timescale for Deliverability	5 4	Development is likely Over 5 years	viable			

SHELAA Reference:	CFS228		RAG Rating:	Red	30 May 2023		
Site Address:	Land No	rth W	est of Rettendon Turr	npike, Rettendon, Chelms	ford		
Parish:	Rettend	on		Total Score:	100		
Developable Site Area	3			Reason for			
(ha):				discounted areas:			
Potential Yield:	59			Typology:	3		
Proposed Use:	Resident	tial		Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	reas 5	5	Site is outside of any e	xisting/proposed employme	nt allocation		
Impact on Retail Areas		5	Chelmsford City Centre Neighbourhood Centre		own Centre	or any designated	
Proximity to the Workplace	j	5	Site is within 2km wall	king distance of an employm	ent allocatio	n	
Public Transport	Ţ	5	Site is within 400m wa	lking distance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	Ilking distance to either a PR	OW or cycle	network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets	j į	5	Site does not contain a	any designated heritage asse	ets		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets		
Archaeological Assets		5	Site is not thought to o	contain any assets of archaed	ological inter	est	
Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not v Minerals or Waste Consultation Area							
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	. (0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification	(0	Site is predominantly (Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features		3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints	Į.	5	Site is wholly within Fl	ood Zone 1			
Air Quality Management Ar	reas !	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts 5	5	Ground treatment is n	ot expected to be required			
Neighbouring Constraints	(0	Site has neighbouring	constraints with no potentia	I for mitigation	on	
Proximity to Key Services	(0		n walking distance of one or i am Ferrers Town Centre	more service	s and the City	
Community Facilities	3	3		ut additional strain on but no ool/healthcare facility/place			
Comments on Suitability	(Outsid	e of DSB. In range of bus	stops. Vehicle access from F	Rettendon tu	rnpike.	
Availability Criteria:				Availability R	Rating:	Green	
Land Ownership	Ţ	5	Held by developer/wil	ling owner/public sector			
Land Condition	Į.	5	Vacant land & building	gs			
Legal Constraints	Į.	5	Site does not face any	known legal issues			
Planning Permission or Allocation	1	N/A					
Comments on Availability	/	Agreed	l overage with previous	owner re residential develop	ment on som	ne of the land.	
Achievability Criteria:				Achievability	Rating:	Yellow	
Viability		5	Development is likely				
Timescale for Deliverability		4	Over 5 years				
Comments on Achievability			ı				

SHELAA Reference:	IELAA Reference: CFS229		Red	3	0 May 2023	
Site Address:	Land East of	A130 and North West	of Runwell Road, Rettend	on		
Parish:	Rettendon		Total Score:	100		
Developable Site Area	2.982		Reason for	Gas pipe	and Buffer (0.248ha)	
(ha):			discounted areas:	, ,		
Potential Yield:	58		Typology:	3		
Proposed Use:	Residential		Comments on the size of site:			
Suitability Criteria:			Suitability Ra	ting:	Red	
Proximity to Employment A	reas 5	Site is outside of any o	existing/proposed employme	nt allocation		
Impact on Retail Areas	5	•	ot result in the loss of establis re, South Woodham Ferrers T res	•		
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	n	
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network	
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A					
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ts		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets	5	_	contain any assets of archaed			
Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safe Minerals or Waste Consultation Area			nsultation Area			
Defined Open Space	5	Park or 'Other' Green		•	,	
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required			
Neighbouring Constraints	0	Site has neighbouring	constraints with no potentia	l for mitigation	on	
Proximity to Key Services	0		n walking distance of one or I am Ferrers Town Centre	more service	s and the City	
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on but no nool/healthcare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability	Outsi	de of DSB. In range of bus	s stops. Vehicle access from F	Rettendon tu	rnpike.	
Availability Criteria:			Availability R	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector			
Land Condition	5	Vacant land & building	gs			
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or Allocation	N/A					
Comments on Availability	Agree	ed overage with previous	owner re residential develop	ment on son	ne of the land.	
Achievability Criteria:			Achievability	Rating:	Yellow	
Viability	5	Development is likely				
Timescale for Deliverability	4	Over 5 years				
		•				

SHELAA Reference:	HELAA Reference: CFS230		RAG Rating:	Red		30	O May 2023
Site Address:	Land N	orth W	est of Hillminster, Ha	wk Hill,	Rettendon, Wickf	ord	
Parish:	Retten	don		Total	Score:	92	
Developable Site Area	2.3			Reaso	n for		
(ha):				discou	ınted areas:		
Potential Yield:	45			Typol	ogy:	3	
Proposed Use:	Reside	ntial		Comn	nents on the size		
				of site	:		
Suitability Criteria:					Suitability Ra	ating:	Red
Proximity to Employment A	reas	5	Site is outside of any e	existing/p	proposed employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centr			•	
			Neighbourhood Centr				, , , , , , , , , , , , , , , , , , , ,
Proximity to the Workplace	;	5	Site is within 2km wal	king dista	ance of an employm	ent allocatior	1
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services	
PROW and Cycling Connect	ivity	0	Site is not connected t	to either	an existing PROW o	r cycle netwo	rk
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets	;	5	Site does not contain	any desig	nated heritage asse	ts	
Non-Designated Heritage A	ssets	5	Site does not contain	any non-	designated heritage	assets	
Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaed	ological intere	est
Minerals & Waste Constraints Less than 5ha of a site is within a Minerals Safeguarding Area Minerals or Waste Consultation Area			rding Area. S	ite is not within a			
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/propose Park or 'Other' Green Space			ng/proposed Country			
Green Belt & Green Wedge	een Belt & Green Wedge 0				r more) lies within t	he Metropoli	tan Green Belt or Green
Land Classification		0	Wedge Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land c	lassification/s: Grade 1,
Protected Natural Features		0	Site partially or wholly comprises of one or more protected natural features				
Flood Risk Constraints		5	Site is wholly within Fl		•		
Air Quality Management Ar	reas	5	Site is in excess of 500				
Ground Condition Constrain		5	Ground treatment is n				
Neighbouring Constraints		0	Site has neighbouring	•		I for mitigation	n
Proximity to Key Services		0	Site is in excess of 2kn		•		
			Centre/South Woodha	am Ferre	rs Town Centre		·
Community Facilities		3	Development would p				
			existing/proposed school/healthcare facility/place of worship/sports, leisure, or				
Comments on Cuitability		Outcid	recreation facility	ctone V	ohicle access from F	Pottondon tur	npike. 2.281ha protected
Comments on Suitability			TPO/2001/078.	s stops. v	efficie access from r	vettendon tui	ripike. 2.2011ia protecteu
Availability Criteria:					Availability F	Rating:	Green
Land Ownership		5	Held by developer/wil	lling own			
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known l	egal issues		
Planning Permission or Allocation		N/A					
Comments on Availability		Agreed	l overage with previous	owner re	residential develop	ment on som	e of the land.
Achievability Criteria:			2.202 p. c. 1.003		Achievability		Yellow
Viability		5	Development is likely	viable			1 - 2
Timescale for Deliverability		4	Over 5 years				
Comments on Achievability		-	1 7 - 3 - 0				
Comments on Achievability							

SHELAA Reference: (CFS231	RAG Rating:	Red	3(0 May 2023		
Site Address:	Land South	of Burnham Road, Batt	lesbridge, Wickford				
Parish:	Rettendon		Total Score:	95			
Developable Site Area	14.254		Reason for	Gas pipe a	and Buffer (0.238ha),		
(ha):			discounted areas:	Electricity	line (0.208ha)		
Potential Yield:	244		Typology:	1			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra		Red		
Proximity to Employment A			existing/proposed employme				
Impact on Retail Areas	5	· ·	ot result in the loss of establis re, South Woodham Ferrers T res	•			
Proximity to the Workplace	5		king distance of an employm	ent allocation	n		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connecti	vity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle i	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ts			
Non-Designated Heritage As	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological intere	est		
Minerals & Waste Constrain	its 5	Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Park or 'Other' Green			,		
Green Belt & Green Wedge	0	Wedge	te (90% or more) lies within t				
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily with				
Protected Natural Features	0		y comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within F	IOOG ZONE 1 Om from a designated AQMA				
Air Quality Management Ar							
Ground Condition Constraints	0		Ground treatment is not expected to be required Site has neighbouring constraints with no potential for mitigation				
Neighbouring Constraints Proximity to Key Services	0		n walking distance of one or				
Proximity to key services	ľ		am Ferrers Town Centre	THOIC SCIVICE	s and the city		
Community Facilities	3		out additional strain on but no nool/healthcare facility/place				
Comments on Suitability		side of DSB. In range of bus er TPO/2001/078.	s stops. Vehicle access from F	Rettendon tu	rnpike. 0.238ha protected		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector		•		
Land Condition	3	Low intensity land use					
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	N/A	,					
Comments on Availability	Agre	eed overage with previous	owner re residential develop	ment on som	ne of the land.		
Achievability Criteria:			Achievability	Rating:	Yellow		
Acinevability Criteria.							
•	5	Development is likely	viable				
Viability Timescale for Deliverability	5 4	Development is likely Over 5 years	viable				

SHELAA Reference:	HELAA Reference: CFS232		Amber	3	0 May 2023	
Site Address:	Land North E	ast of Meadow Road,	Rettendon, Chelmsford			
Parish:	Rettendon		Total Score:	112		
Developable Site Area	9.58		Reason for			
(ha):			discounted areas:			
Potential Yield:	164		Typology:	2		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas	5	•	t result in the loss of establis	•		
		· ·	e, South Woodham Ferrers 1	own Centre	or any designated	
Duarrinaitur ta tha 187a dhala a		Neighbourhood Centr	es king distance of an employm	ont allocation	<u> </u>	
Proximity to the Workplace			alking distance of one or mor			
Public Transport	5		alking distance to either a PR		notwork	
PROW and Cycling Connect	ivity 5		g vehicle access into/adjacen		TICCVVOI K	
Vehicle Access	N/A	A Toute exists enabilit	g vernicle access into/aujacen	it to the site		
Strategic Road Access		Site does not contain	any designated heritage asse	ıtc		
Designated Heritage Assets			any designated heritage asse			
Non-Designated Heritage A	ssets 5		<u>, </u>		oct	
Archaeological Assets Minerals & Waste Constrai		Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Willierais & Waste Constrain	11.5	Minerals or Waste Co	•	iruirig Area. 3	oite is not within a	
Defined Open Space	5		n an area defined as Open Sp	ace, an exist	ing/proposed Country	
		Park or 'Other' Green			,	
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily with			
Protected Natural Features	5		Om of any locally designated propertional designated properties of the contractional designation of the contraction of the cont			
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required			
Neighbouring Constraints	5	Site has no neighbour	ing constraints			
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City	
Community Facilities	3		out additional strain on but no ool/healthcare facility/place			
Comments on Suitability	Adjac	ent to DSB. In range of bu	us stops. Vehicle access and p	edestrian ac	cess.	
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector			
Land Condition	5	Vacant land & building				
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or	N/A	·				
Allocation						
Comments on Availability	Agree	ed overage with previous	owner re residential develop	ment on son	ne of the land.	
Achievability Criteria:			Achievability	Rating:	Yellow	
Viability	5	Development is likely	•			
Timescale for Deliverability	4	Over 5 years				
Comments on Achievability						

SHELAA Reference: (CFS233	RAG Rating:	Red	3(0 May 2023		
Site Address:	Land South E	ast of Rettendon Place	e, Main Road, Rettendon,	Chelmsford			
Parish:	Rettendon		Total Score:	102			
Developable Site Area	30.32		Reason for				
(ha):			discounted areas:				
Potential Yield:	371		Typology:	27			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Development does no	t result in the loss of establis	hed shops ar	d services within		
		Neighbourhood Centr					
Proximity to the Workplace	5		king distance of an employm		1		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connecti	vity 5		alking distance to either a PR	-	network		
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5		any designated heritage asse				
Non-Designated Heritage As			any non-designated heritage				
Archaeological Assets	5	•	contain any assets of archaed				
Minerals & Waste Constrain	its 5	Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/propose Park or 'Other' Green Space			,				
Green Belt & Green Wedge	0	The majority of the sit Wedge	e (90% or more) lies within t	he Metropoli	tan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land c	lassification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholly	comprises of one or more p	rotected nati	ural features		
Flood Risk Constraints	5	Site is wholly within Fl					
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrain	its 5	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour					
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities	3	•	ut additional strain on but no				
			ool/healthcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability	Adiac	recreation facility	us stops. There are road links	from the Ma	in Road into Pottondon		
Comments on Suitability		ha protected under TPO/		mom the ivia	iii koad iiito ketteildoli.		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wil	ling owner/public sector				
Land Condition	5	Vacant land & building	gs				
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	N/A						
Comments on Availability	Agree	ed overage with previous	owner re residential develop	ment on som	ne of the land.		
Achievability Criteria:	1 -		Achievability	Rating:	Yellow		
Viability	5	Development is likely			ı		
Timescale for Deliverability	4	Over 5 years					
		<u> </u>					

SHELAA Reference:	CFS23	4	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land N	lorth Ea	ast of Rettendon Turn	pike, Rettendon, Chelmsf	ord		
Parish:	Retten	idon		Total Score:	107		
Developable Site Area	9.36			Reason for			
(ha):				discounted areas:			
Potential Yield:	161			Typology:	2		
Proposed Use:	Reside	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/proposed employme	ent allocation	1	
Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centre		Γown Centre	or any designated	
Proximity to the Workplace	<u>ڊ</u>	5		king distance of an employm		n	
Public Transport		5	Site is within 400m wa	alking distance of one or mor	re services		
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	nt to the site		
Strategic Road Access		N/A					
Designated Heritage Assets	;	5	Site does not contain a	any designated heritage asse	ets		
Non-Designated Heritage A	ssets	5		any non-designated heritage			
Archaeological Assets		5	Site is not thought to	contain any assets of archae	ological inter	est	
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space 5			Park or 'Other' Green				
Green Belt & Green Wedge 0			The majority of the sit Wedge	e (90% or more) lies within t	he Metropol	litan Green Belt or Green	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily witl	hin the land o	classification/s: Grade 1,	
Protected Natural Features	i	5		m of any locally designated international/national designated			
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management A	reas	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrai	nts	5	Ground treatment is n	ot expected to be required			
Neighbouring Constraints		5	Site has no neighbouri	•			
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	· ·	ut additional strain on but n ool/healthcare facility/place			
Comments on Suitability				stops. This site has access fi	rom the Woo	odham Road and	
Availability Cuitauia		ketten	don turnpike.	Availabilia. F	Datin =:	Cucan	
Availability Criteria:			Hald by double as 4. 9	Availability F	rating:	Green	
Land Ownership		5	<u> </u>	ling owner/public sector			
Land Condition		5	Vacant land & building	,			
Legal Constraints		5	Site does not face any	known iegai issues			
Planning Permission or Allocation		N/A					
Comments on Availability		Agreed	l overage with previous	owner re residential develop	ment on son	ne of the land.	
Achievability Criteria:				Achievability	/ Rating:	Yellow	
Viability		5	Development is likely	viable			
Timescale for Deliverability		4	Over 5 years				
Comments on Achievability							

SHELAA Reference: 0	CFS235	RAG Rating:	Amber	3	80 May 2023		
Site Address:	Rembrand	: House Blasford Hill Litt	le Waltham Chelmsford	Essex CM3 3	BPF		
Parish:	Little Walth	nam	Total Score:	102			
Developable Site Area	0.3		Reason for	0			
(ha):			discounted areas:				
Potential Yield:	9						
Proposed Use:	Residential	idential Comments on the size					
		of site:					
Suitability Criteria:			Suitability	Rating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employ	ment allocatior	1		
Impact on Retail Areas	5		ot result in the loss of estal	•			
			re, South Woodham Ferrei	s Town Centre	or any designated		
5		Neighbourhood Centr		!! + : -			
Proximity to the Workplace	5		lking distance of an employ		on		
Public Transport	5		alking distance of one or m		o rle		
PROW and Cycling Connecti			to either an existing PROW g vehicle access into/adjac	· ·			
Vehicle Access	5 N//		g venicle access milo/adjac	ent to the site			
Strategic Road Access	N/A		any designated heritage a	coto			
Designated Heritage Assets	5		any designated heritage as any non-designated herita				
Non-Designated Heritage As					roct		
Archaeological Assets Minerals & Waste Constrain	5 nts 5		Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Willierais & Waste Constrain	115 5		Minerals or Waste Consultation Area				
Defined Open Space	5		n an area defined as Open	Space, an exis	ting/proposed Country		
' '		Park or 'Other' Green	Space				
Green Belt & Green Wedge	0	The majority of the si Wedge	te (90% or more) lies withi	n the Metropo	litan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily v	vithin the land	classification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholl	y comprises of one or mor	e protected na	tural features		
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1				
Air Quality Management Are	eas 5	Site is in excess of 500	Om from a designated AQN	1A			
Ground Condition Constrain	its 5	Ground treatment is a	not expected to be require	d			
Neighbouring Constraints	5	Site has no neighbour					
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	lking distance of all service wn Centre	s and/or the Ci	ity Centre/South		
Community Facilities	5		not result in the loss of nor nool/healthcare facility/pla				
Comments on Suitability	Out	side of DSB. In range of bu	s stops. 0.011ha protected	under TPO/20	011/006, TPO/2018/005.		
Availability Criteria:			Availability	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	4	Established single use					
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or	N/A						
Allocation							
Comments on Availability	Site	currently in use for other	purposes.				
Achievability Criteria:			Achievabili	ty Rating:	Green		
Viability	5	Development is likely			-		
Timescale for Deliverability	5	Up to 5 years					
Timescale for Deliverability							

SHELAA Reference:	CFS236	RAG Rating:	Red	3	0 May 2023		
Site Address:	Land North	West of Sundayville, Ly	nfords Drive, Runwell, Wi	ckford			
Parish:	Runwell		Total Score:	103			
Developable Site Area	18.241		Reason for	Gas pipe	and Buffer (0.123ha),		
(ha):			discounted areas:	Electricity	y line (0.236ha)		
Potential Yield:	313		Typology:	1+36			
Proposed Use:	Mixed Use		Comments on the size	Size of sit	e is potentially suitable		
			of site:	for all em	ployment use		
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation	1		
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops a	nd services within		
		Chelmsford City Centr Neighbourhood Centr	re, South Woodham Ferrers 1 res	Town Centre	or any designated		
Proximity to the Workplace	5	Site is within 2km wal	lking distance of an employm	ent allocatio	n		
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connect		Site is within 100m w	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access	4		to or is adjacent to a primary		rk		
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A	ssets 5		any non-designated heritage				
Archaeological Assets	5		contain any assets of archaed				
Minerals & Waste Constrain	nts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
- C 10 0	_		Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country				
Defined Open Space	5	Park or 'Other' Green		bace, an exist	ting/proposed Country		
Green Belt & Green Wedge	0		te (90% or more) lies within t	he Metropol	litan Green Belt or Green		
Land Classification	0	ū	Greenfield and primarily with	nin the land	classification/s: Grade 1,		
Protected Natural Features	3		se of any protected natural fe	atures but is	within 100m of a locally		
			natural feature or within 500				
		designated protected					
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Ar	eas 5		Om from a designated AQMA				
Ground Condition Constrain			expected to be required on p				
Neighbouring Constraints	0		constraints with no potentia				
Proximity to Key Services	0		Site is in excess of 2km walking distance of one or more services and the City				
Community Facilities	3		am Ferrers Town Centre out additional strain on but n	ot rocult in t	ho loss of on an		
Community Facilities	3	· ·	nool/healthcare facility/place				
Comments on Suitability		ide of DSB. In range of bu	s stops. Adjacent to Runwell	Hospital con	taminated land		
A 11 1 1111 A 11 1	SOP	C000853.			Ta		
Availability Criteria:		Lacron	Availability F	Rating:	Green		
Land Ownership	5		lling owner/public sector				
Land Condition	5	Vacant land & buildin	_				
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	N/A						
Comments on Availability	Elec	tric pylons run through the	e site.				
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability	5	Up to 5 years					

SHELAA Reference:	CFS238	3	RAG Rating: Red 30 May 2			0 May 2023
Site Address:	Parklan	ıds We	st Hanningfield Road,	Great Baddow, Chelmsfo	ord, Essex Cl	M2 8HR
Parish:	Great E	Baddov	<i>I</i>	Total Score:	106	
Developable Site Area	0.17			Reason for		
(ha):				discounted areas:		
Potential Yield:	5			Typology:	18	
Proposed Use:	Resider	ntial		Comments on the size of site:		
Suitability Criteria:				Suitability R	ating:	Red
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employme	ent allocation	
Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centre		Town Centre	or any designated
Proximity to the Workplace	9	5	Site is within 2km wall	king distance of an employm	ent allocatio	n
Public Transport		5	Site is within 400m wa	alking distance of one or mo	re services	
PROW and Cycling Connect	ivity	0	Site is not connected t	o either an existing PROW o	r cycle netwo	ork
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	nt to the site	
Strategic Road Access		N/A				
Designated Heritage Assets	5	5	Site does not contain a	any designated heritage asse	ets	
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets	
Archaeological Assets		5	Site is not thought to	contain any assets of archae	ological inter	est
Minerals & Waste Constraints Less than 5ha of a site is within a Minerals Safeguarding Area. Site is no Minerals or Waste Consultation Area						
			Site does not lie within Park or 'Other' Green	n an area defined as Open S _i Space	oace, an exist	ing/proposed Country
Green Belt & Green Wedge 0			The majority of the sit Wedge	e (90% or more) lies within t	the Metropol	itan Green Belt or Green
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	hin the land o	classification/s: Grade 1,
Protected Natural Features	3	3		e of any protected natural fe natural feature or within 50 natural feature		
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1		
Air Quality Management A	reas	5	Site is in excess of 500	m from a designated AQMA	ı	
Ground Condition Constrai	nts	5	Ground treatment is n	ot expected to be required		
Neighbouring Constraints		5	Site has no neighbouri	ing constraints		
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a vn Centre	and/or the Cit	ty Centre/South
Community Facilities		5	existing/proposed sch recreation facility	ot result in the loss of nor p ool/healthcare facility/place	of worship/s	sports, leisure, or
Comments on Suitability		Adjace	nt to Urban Area. In ran	ge of bus stops. Present ped	estrian acces	s via 'Parklands'.
Availability Criteria:				Availability I	Rating:	Green
Land Ownership		5	Held by developer/wil	ling owner/public sector		
Land Condition		5	Vacant land & building	gs		
Legal Constraints		5	Site does not face any	known legal issues		
Planning Permission or Allocation		N/A				
Comments on Availability		Forms	part of residential garde	n		
Achievability Criteria:				Achievability	/ Rating:	Green
Viability		5	Development is likely			
Timescale for Deliverability	,	5	Up to 5 years			
Comments on Achievability			<u>I</u>			

SHELAA Reference: 0	CFS239	RAG Rating:	Amber	3	0 May 2023
Site Address:	Land South	of The Old Rectory, Ma	shbury Road, Chignal St .	lames	
Parish:	Chignal		Total Score:	113	
Developable Site Area	0.13		Reason for		
(ha):			discounted areas:		
Potential Yield:	4		Typology:	18	
Proposed Use:	Residential		Comments on the size		
		of site:			
Suitability Criteria:			Suitability R	ating:	Amber
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employm	ent allocation	
Impact on Retail Areas	5		ot result in the loss of establ	•	
			re, South Woodham Ferrers	Town Centre	or any designated
	_	Neighbourhood Centr			
Proximity to the Workplace			lking distance of an employr		n
Public Transport	5		alking distance of one or mo		
PROW and Cycling Connecti			alking distance to either a P		network
Vehicle Access	5		g vehicle access into/adjace	nt to the site	
Strategic Road Access	N/A				
Designated Heritage Assets	5		any designated heritage ass		
Non-Designated Heritage A			e or more non-designated he		
Archaeological Assets	5	•	contain any assets of archae		
Minerals & Waste Constrain	Ainerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not with Minerals or Waste Consultation Area				Site is not within a
Defined Open Space	5	5 Site does not lie within an area defined as Open Space, an existing/proposed Co Park or 'Other' Green Space			ing/proposed Country
Green Belt & Green Wedge	5		in the Metropolitan Green B	elt or Green V	Vedge
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wi	thin the land o	classification/s: Grade 1,
Protected Natural Features	5	Site is in excess of 100	Om of any locally designated y international/national desi		
Flood Risk Constraints	5	Site is wholly within F		griatea protes	stea natural reatures
Air Quality Management Ar			Om from a designated AQM	A	
Ground Condition Constrain			not expected to be required		
Neighbouring Constraints	5	Site has no neighbour			
Proximity to Key Services	0	Site is in excess of 2kr	m walking distance of one or am Ferrers Town Centre	more service	s and the City
Community Facilities	5	Development would r	not result in the loss of nor p nool/healthcare facility/place		
Comments on Suitability	Out	side of DSB. In range of bu	s stops. Site has road fronta	ge. Adjacent t	o buildings of local value.
Availability Criteria:			Availability	Rating:	Green
Land Ownership	5	Held by developer/wi	illing owner/public sector		
Land Condition	5	Vacant land & buildin			
Legal Constraints	5	Site does not face any			
Planning Permission or	N/A		· <u> </u>		
Allocation	,,				
Comments on Availability					
Achievability Criteria:			Achievabilit	y Rating:	Green
Viability	5	Development is likely			
Timescale for Deliverability	5	Up to 5 years			

Parish: South Hanningfield Total Score: 108	SHELAA Reference: CFS240		RAG Rating:	Red	30 May 2023			
Developable Site Area	Site Address:	Land betw	reen Windsor Road and C	Dak Road, Downham Road	l, Ramsden Heath, Billericay			
hab): Orbential Yield: Proposed Use: Residential Comments on the size of site: Suitability Criteria: Proximity to Employment Areas Special Areas Special	Parish:	South Han	ningfield	Total Score:	108			
Residential Sypology: 17 Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Rating: Red	Developable Site Area	0.38		Reason for				
Comments on the size of site: Suitability Rating: Red	(ha):			discounted areas:				
Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Proximity to Employment Areas Some and Street in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace Some and Street is suithin 400m walking distance of an employment allocation Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace Some and Street is suithin 400m walking distance of an employment allocation Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace Some and Cycling Connectivity Site is within 100m walking distance of one or more services PROW and Cycling Connectivity Site is within 100m walking distance of enter a PROW or cycle network Archaelogal Access N/A Strategic Road Access N/A Site does not contain any designated heritage assets Some Designated Heritage Asset	Potential Yield:	11		Typology:	17			
Suitability Criteria: Suitability Rating: Red	Proposed Use:	Residentia	ıl	Comments on the size				
Proximity to Employment Areas 3 Site is adjacent to an existing/proposed employment allocation Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Site is within Atom walking distance of an employment allocation Proximity to the Workplace Site is within Atom walking distance of one or more services Site is within Atom walking distance of one or more services Site is within 100m walking distance to either a PROW or cycle network Wehicle Access Site A route exists enabling vehicle access into/adjacent to the site N/A Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site does not contain any non-designated heritage assets Archaeological Assets Site does not contain any non-designated heritage assets Archaeological Assets Site does not contain any non-designated heritage assets Archaeological Assets Site does not leiw thin a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space Foreen Belt & Green Wedge Office of the within an area defined and primarily within the Metropolitan Green Belt or Green Wedge and Classification Office is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features Site is in excess of 500m from a designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features Foroximity to Key Services Office Site is in excess of 500m from a designated AQMA Foreing Archaeological Access of 100m of any locally designated protected natural features Site is in excess of 500m from a designated of one or more services				of site:				
mpact on Retail Areas S	Suitability Criteria:			Suitability Ra	ating:	Red		
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within Akm walking distance of an employment allocation Proximity to the Workplace 5 Site is within Akm walking distance of one or more services PROW and Cycling Connectivity 5 Site is within Alom walking distance to either a PROW or cycle network Wehicle Access 5 A route exists enabling whicle access into/adjacent to the site Vehicle Access 5 A route exists enabling whicle access into/adjacent to the site Vehicle Access 6 N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Von-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Von-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Von-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Von-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Von-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Von-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Von-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Von-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Von-Designated Heritage Assets 6 Site is not thought to contain any assets of archaeological interest Von-Designated Heritage Assets 6 Site is not thought to contain any assets of archaeological interest Von-Designated Access 7 Site is not thought to contain any assets of archaeological interest Very Experiment of the site Von Access of the	Proximity to Employment A	reas 3	Site is adjacent to an	existing/proposed employme	nt allocation			
Neighbourhood Centres Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation Public Transport 5 Site is within 300m 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 PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network PROW and Cycling Connectivity 6 Site is within 100m walking distance to either a PROW or cycle network Provided Individual Site of Site Consultation Area Provided Individual Site of Site does not contain any one-designated heritage assets Provided Individual Site of Site is not withought to contain any assets of archaeological interest Provided Individual Site is Site is site in which a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Provided Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Provided Park or 'Other' Green Space Provided Park or 'Other' Green Space Provided Natural Features 5 Site is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge Protected Natural Features 5 Site is in excess of 500m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Proximity Alamagement Areas 5 Site is in excess of 500m of any international/national designated AQMA Provided Park or Proximity Pa	Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within		
Public Transport Site is within 400m walking distance of one or more services			Neighbourhood Centi	res				
PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Winerals & Waste Consultation Area 5 Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge and Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 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 are site is wholly within Flood Zone 1 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site has no neighbouring constraints 5 Site has n	Proximity to the Workplace	5	Site is within 2km wa	lking distance of an employm	ent allocation	1		
A route exists enabling vehicle access into/adjacent to the site	Public Transport	5						
Strategic Road Access N/A Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site is not thought to contain any assets of archaeological interest Minerals or Waste Consultation Area Site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Office 2 or Grade 3 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 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 and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is meximally except on a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated	PROW and Cycling Connect	ivity 5		=	-	network		
Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any any assets of archaeological interest Minerals & Waste Constraints Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge and Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 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 For its is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Soround Condition Constraints Site has no neighbouring constraints Site is in excess of 500m from a designated AQMA Ground Treatment is not expected to be required Site is in excess of 500m from a designated AQMA Ground Treatment is not expected to one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 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 Availability Criteria: Availability Rating: Green Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Ac	Vehicle Access	_		g vehicle access into/adjacen	t to the site			
Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is not thought to contain any assets of archaeological interest Minerals or Waste Consultation Area Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge and Classification Osite is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Grade 2 or Grade 3 Site is wholly within Flood Zone 1 Site is wholly within Flood Zone 1 Site is wholly within Flood Zone 1 Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is no neighbouring constraints Site has no neighbouring constraints So Site has no neighbouring constraints Community Facilities So 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 Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road Availability Criteria: Auand Condition So Site does not face any known legal issues Planning Permission or N/A Allocation Achievability Criteria: Achievability Rating: Green Achievability Criteria: Jiability So Development is likely viable Comments on Deliverability So Development is likely viable	Strategic Road Access	N/	'A					
Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge and Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 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 within the Metropolitan Green Belt or Green Wedge Community Management Areas 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 with holly within Flood Zone 1 Site is in excess of 500m from a designated AQMA Ground Condition Constraints Ground treatment is not expected to be required Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is no excess of 500m from a designated AQMA Ground Treatment is not expected to be required Site is in excess of 500m from a designated AQMA Ground Treatment is not expected to be required Site is in excess of 500m from a designated AQMA Ground Treatment is not expected to be required Site is in excess of 500m from a designated AQMA Ground Treatment is not expected to be required Site is in excess of 500m from a designated AQMA Ground Treatment is not expected to be required Weighbouring Constraints 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 Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road Availability	Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ts			
Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area	Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge and Classification Osite is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 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 Site is wholly within Flood Zone 1 Site is wholly within Flood Zone 1 Site is wholly within Flood Zone 1 Sire is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road Availability Criteria: Availability Rating: Green Availability Rating: Availability Rating: Green Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Signary Signary Development is likely viable Firmescale for Deliverability Signary Development is likely viable Firmescale for Deliverability Signary Development is likely viable	Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological intere	est		
Park or 'Other' Green Space The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge and Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 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 Site is in excess of 500m from a designated protected natural features Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has no neighbouring constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has no neighbouring constraints Constraints Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 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 Availability Criteria: Availability Rating: Green Availability Rating: Green Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Rating: Some	Minerals & Waste Constrain	nts 5		Minerals or Waste Consultation Area				
Wedge	Defined Open Space	5	Park or 'Other' Green	Space				
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 and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features Site 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 6 O 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 Availability Criteria: Availability Rating: Green Availability Rating: Planning Permission or N/A Allocation Comments on Availability Achievability Criteria: Achievability Rating: Development is likely viable Fimescale for Deliverability 5 Development is likely viable Fimescale for Deliverability 5 Up to 5 years	Green Belt & Green Wedge	0	Wedge					
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 Forund Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints 5 Site has no neighbouring constraints Foroximity to Key Services O Site is in excess of 28m 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 Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road Availability Criteria: Availability Rating: Green Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Criteria: Achievability Rating: Green Achievability Criteria: Achievability Rating: Achievability Rating: Green	Land Classification	0	Grade 2 or Grade 3					
Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has no neighbouring constraints Proximity to Key Services Oiste is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 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 Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road Availability Criteria: Availability Rating: Green Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Achievability Criteria: Jeren Achievability Rating: Achievability Rating: Green Achievability Rating: Green	Protected Natural Features		excess of 500m of any	y international/national desig				
Ground Condition Constraints Signature of Constraints Site has no neighbouring constraints Site has no neighbouring constraints Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre 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 Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road Availability Criteria: Availability Rating: Green Availability Rating: Fine does not face any known legal issues N/A Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green	Flood Risk Constraints							
Neighbouring Constraints Proximity to Key Services O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities S 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 Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road Availability Criteria: Availability Rating: Green Availability Rating: Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Development is likely viable Timescale for Deliverability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Air Quality Management Ar							
Proximity to Key Services O 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 Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road Availability Criteria: Availability Rating: Green Availability Rating: Availability Rating: Availability Rating: Availability Rating: Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Fimescale for Deliverability 5 Up to 5 years								
Centre/South Woodham Ferrers Town Centre 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 Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road Availability Criteria: Availability Rating: Green Availability Rating: Availability Rating: Availability Rating: Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability Site Development is likely viable Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints		•					
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Adjacent to DSB. In range of bus stops. Access from Downham Road, Windsor Road & Oak Road Availability Criteria: Availability Rating: Free Availability Rating: Free Availability Rating: Free Availability Rating: Free Free Availability Rating: Free Achievability Criteria: Free Achievability Criteria: Free Achievability Rating: Free Free	Proximity to Key Services	•	Centre/South Woodh	am Ferrers Town Centre				
Availability Criteria: Availability Criteria: Availability Rating: Green Availability Rating: Availability Rating: Availability Rating: Availability Rating: Availability Rating: Availability Rating: Seen Availability Rating: Availability Rating: Seen Availability Rating: Seen Availability Rating: Availability Rating: Site does not face any known legal issues N/A Allocation Comments on Availability Achievability Criteria: Achievability Rating: Achievabili	Community Facilities	5	existing/proposed sch					
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Suitability	Ad		us stops. Access from Downh	am Road, Wi	ndsor Road & Oak Road.		
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:			Availability R	Rating:	Green		
Legal Constraints Description Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability Development is likely viable Timescale for Deliverability 5 Vacant land & buildings Site does not face any known legal issues Achievability Achievability Rating: Green Jegon Site does not face any known legal issues Achievability Achievability Rating: Green Jegon Site does not face any known legal issues N/A Achievability Rating: Green Jegon Site does not face any known legal issues N/A Achievability Rating: Green Jegon Site does not face any known legal issues N/A Achievability Rating: Green		5	Held by developer/wi			1		
Planning Permission or N/A Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	·							
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years								
Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Rating: Up to 5 years	Planning Permission or			-0				
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years								
Viability 5 Development is likely viable Firmescale for Deliverability 5 Up to 5 years				Achievahility	Rating	Green		
Timescale for Deliverability 5 Up to 5 years	•	[Development is likely		.taaiig.	J. CC.		
				VIGNIC				
			op to 3 years					

SHELAA Reference: 0	CFS241	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Civic Centre	Land Site, Duke Street	, Chelmsford				
Parish:	Chelmsford		Total Score:	102			
Developable Site Area	1.926		Reason for	Electricity	y substation (0.004ha)		
(ha):			discounted areas:	, , , ,			
Potential Yield:	197		Typology:	13+31+3!	5		
Proposed Use:	Mixed Use		Comments on the size	Size of sit	te is potentially suitable		
			of site:	for all em	ployment use		
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 3	Site is adjacent to an	existing/proposed employme	ent allocation	ı		
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	shed shops a	nd services within		
			re, South Woodham Ferrers	Town Centre	or any designated		
		Neighbourhood Centr					
Proximity to the Workplace			lking distance of an employm		on		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connecti			alking distance to either a PR		network		
Vehicle Access	5		g vehicle access into/adjacer				
Strategic Road Access	4		to or is adjacent to a primary		ork		
Designated Heritage Assets	0		nore designated heritage ass				
Non-Designated Heritage A			nore non-designated heritage				
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co		arding Area. S	Site is not within a		
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ting/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	elt or Green \	Wedge		
Land Classification	5	Site is predominantly	Previously Developed Land				
Protected Natural Features	3		e of any protected natural fe				
		- '	natural feature or within 500	Om of an inte	ernational/national		
	_	designated protected					
Flood Risk Constraints	5		Site is wholly within Flood Zone 1				
Air Quality Management Ar		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		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 worsh	facility/place of worship/sports, leisure, or recreation facility				
Comments on Suitability		nin Urban Area. Within ran	nge of rail station & bus stops	. Local listed			
	Part	ially within conservation a	rea. Part of building of local v	value. TPO/2	006/010 on Coval Lane.		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5		lling owner/public sector				
Land Condition	2	Established multiple u					
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or	Site	is already allocated in I	Local Plan forming SGS1e				
Allocation							
Comments on Availability	Elec	tricity substation on site. S	ite currently in use for other	purposes.			
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability							

SHELAA Reference:	CFS24	3	RAG Rating:	Aml	oer	30	0 May 2023	
Site Address:	Play A	rea, Jub	oilee Rise, Danbury, Ch	nelmsfo	rd			
Parish:	Danbu	ry		Total	Score:	115		
Developable Site Area	0.05	0.05			on for			
(ha):				disco	unted areas:			
Potential Yield:	2			Typol	ogy:	19		
Proposed Use:	Reside	ntial		Comr	nents on the size			
				of site	e:			
Suitability Criteria:					Suitability Ra	nting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		•		
Proximity to the Workplace	;	5	Site is within 2km wal	king dist	ance of an employm	ent allocatior	1	
Public Transport		0	Site is in excess of 400	m walki	ng distance from all s	services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	stance to either a PR	OW or cycle i	network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets 5			Site does not contain	any desi	gnated heritage asse	ts		
Non-Designated Heritage Assets 5			Site does not contain	any non-	designated heritage	assets		
Archaeological Assets 5			Site is not thought to	contain a	any assets of archaed	ological intere	est	
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space				n an area Space	a defined as Open Sp	ace, an existi	ng/proposed Country	
Green Belt & Green Wedge		5	Site does not lie within	n the Me	etropolitan Green Be	lt or Green W	/edge	
Land Classification		3	Site is predominantly classification/s: Grade		•	•		
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 n existing/proposed sch recreation facility		•			
Comments on Suitability		Within						
Availability Criteria:	<u> </u>				Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owr		Ū.	I	
Land Condition		4	Established single use					
Legal Constraints				y known legal issues				
Planning Permission or					<u> </u>			
Allocation		,,,						
Comments on Availability		Electri	city substation on site.					
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable	•		•	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								
The state of the s								

SHELAA Reference: 0	HELAA Reference: CFS253		Amber	3	0 May 2023		
Site Address:	Allotment C	Gardens, Hill Road South	n, Chelmsford				
Parish:	Chelmsford	•	Total Score:	87			
Developable Site Area	2.38		Reason for	0			
(ha):			discounted areas:				
Potential Yield:	47		Typology:	3			
Proposed Use:	Residential		Comments on the size of site:				
Suitability Criteria:			Suitability R	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme				
Impact on Retail Areas	5		ot result in the loss of establis				
		Chelmsford City Centr Neighbourhood Centr	re, South Woodham Ferrers ⁻ res	Town Centre	or any designated		
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	nent allocatio	n		
Public Transport	5	Site is within 400m wa	alking distance of one or mo	re services			
PROW and Cycling Connecti	vity 0	Site is not connected	to either an existing PROW o	or cycle netwo	ork		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacer	nt to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	3	Site is adjacent to one	e or more designated heritag	ge assets			
Non-Designated Heritage As	ssets 5	Site does not contain	any non-designated heritage	e assets			
Archaeological Assets	5	_	contain any assets of archae				
Minerals & Waste Constrain	its 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
		Minerals or Waste Co					
Defined Open Space	3	Park or 'Other' Green	in an area defined as Open S Space	pace, an exis	ting/proposed Country		
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within	the Metropol	litan Green Belt or Green		
Land Classification	3		Greenfield and primarily wit 4, Grade 5, non-agricultural	_			
Protected Natural Features	3	Site does not compris	e of any protected natural fe	eatures but is	within 100m of a locally		
		designated protected natural feature or within 500m of an international/national					
FL IB'LO		designated protected					
Flood Risk Constraints	0		area is within Flood Zone 3				
Air Quality Management Ar		Site is within 500m from a designated AQMA					
Ground Condition Constrain		Ground treatment is expected to be required on the majority (90% or more) of the site					
Neighbouring Constraints	5	Site has no neighbouring constraints Site is within 800m walking distance of all services and/or the City Contro/South					
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		out additional strain on but n	ot result in t	he loss of on an		
,		existing/proposed sch recreation facility	existing/proposed school/healthcare facility/place of worship/sports, leisure, or				
Comments on Suitability	With		f bus stops. Adjacent to cons	ervation area	a. Allotments. Chelmsford		
SS			rs the site. Contaminated lar				
Availability Criteria:			Availability I	Rating:	Yellow		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	4	Established single use	<u> </u>				
Legal Constraints	0	Site faces known lega	lissues				
Planning Permission or Allocation	N/A						
Comments on Availability	Stat	utory allotment site. Site c	urrently in use for other pur	poses.			
Achievability Criteria:			Achievability		Green		
Viability	5	Development is likely		,			
Timescale for Deliverability	5	Up to 5 years					

SHELAA Reference: CFS254		RAG Rating:	Ambe	er	3(0 May 2023		
Site Address:	Freight	er Hou	se Depot,Drovers Wa	ıy, Boreha	m, Chelmsford			
Parish:	Boreha	am		Total So	core:	99		
Developable Site Area	2.807			Reason	for	Gas pipe and Buffer (0.062ha),		
(ha):				discoun	ted areas:	Electricity Substation (0.001ha)		
Potential Yield:	252			Typolog	gy:	11+32+36		
Proposed Use:	Mixed	Use		Comme	ents on the size	Size of site	e is potentially suitable	
				of site:		for all em	ployment use	
Suitability Criteria:					Suitability Ra	iting:	Amber	
Proximity to Employment A	reas	0	Site is wholly/partially	located w	ithin an existing/p	roposed emp	loyment allocation	
Impact on Retail Areas		5	Development does no	t result in	the loss of establis	hed shops ar	nd services within	
			Chelmsford City Centr		oodham Ferrers T	own Centre	or any designated	
			Neighbourhood Centre					
Proximity to the Workplace	!	5	Site is within 2km wall				1	
Public Transport		5	Site is within 400m wa				.1.	
PROW and Cycling Connect	ivity	0	Site is not connected t				ork	
Vehicle Access		5	A route exists enabling		-			
Strategic Road Access		5	Site has direct access t				vork	
Designated Heritage Assets		5	Site does not contain a					
Non-Designated Heritage Assets 5			Site does not contain a					
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Cor		_	rding Area. S	ite is not within a	
Defined Open Space 5			Site does not lie within Park or 'Other' Green		lefined as Open Sp	ace, an existi	ing/proposed Country	
Green Belt & Green Wedge	!	5	Site does not lie within	n the Metr	opolitan Green Bel	lt or Green W	/edge	
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 Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 p		nal strain on but no	ot result in th	e loss of on an	
			existing/proposed sch	iool/health	care facility/place	of worship/s	ports, leisure, or	
Comments on Suitability		Within	recreation facility Urban Area. Within ran	ge of prop	nsed rail station &	hus stons Ti	20/2000/040	
Availability Criteria:		***************************************	Orbani Arca: Within Tan		Availability R		Green	
Land Ownership		5	Held by developer/wil		.	ating.	Green	
Land Condition		2	Established multiple u	ises				
Legal Constraints		5	Site does not face any		gal issues			
Planning Permission or		N/A	1 ,		•			
Allocation								
Comments on Availability		Site cu	rrently in use for other p	ourposes. E	intire site is not wi	thin promote	ers control.	
Achievability Criteria:			, - 1		Achievability		Amber	
Viability		0	Development is likely				1	
Timescale for Deliverability		4	Over 5 years					
Comments on Achievability		•						
COCITES OF ACTIONABILITY								

SHELAA Reference:	CFS255	RAG Rating:	Yellow	3	0 May 2023		
Site Address:	Brand and H	owes Ltd, 47 Baddow	Road, Chelmsford, CM2 0	DD			
Parish:	Chelmsford		Total Score:	99			
Developable Site Area	0.09		Reason for				
(ha):			discounted areas:				
Potential Yield:	3		Typology:	22+31			
Proposed Use:	Mixed Use		Comments on the size	Current s	ize of site is not		
			of site:		or large scale industrial		
Suitability Criteria:			Suitability Ra	use eting:	Yellow		
•	Areas 5	Sito is outside of any	existing/proposed employme				
Proximity to Employment	5		ot result in the loss of establis				
Impact on Retail Areas	5	•	re, South Woodham Ferrers 1	•			
Proximity to the Workplac	e 5	Site is within 2km wal	lking distance of an employm	ent allocatio	n		
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connec	tivity 0	Site is not connected	to either an existing PROW o	r cycle netwo	ork		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacer	nt to the site			
Strategic Road Access	0		ess to nor is adjacent to the s ed trunk road or a B-road	trategic roac	d network, primary road		
Designated Heritage Asset	s 3	Site is adjacent to one	e or more designated heritage	e assets			
Non-Designated Heritage	Assets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constra	ints 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua Insultation Area	arding Area. S	Site is not within a		
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ting/proposed Country		
Green Belt & Green Wedge	e 5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	5	Site is predominantly	Previously Developed Land				
Protected Natural Feature	s 3	designated protected	e of any protected natural fe natural feature or within 500		•		
Flood Risk Constraints	0	designated protected natural feature Over 50% of the site area is within Flood Zone 3					
Air Quality Management A		Site is within 500m from a designated AQMA					
Ground Condition Constra		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 r	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				
Comments on Suitability		in Urban Area. In range o	f bus stops. Adjacent to conso and SOPC000149 and ECC CH				
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector		-		
Land Condition	5	Vacant land & buildin	gs				
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	Site	is already allocated in t	the Local Plan forming par	rt of CW1d			
Comments on Availability	Site o	currently in use for other	purposes. Entire site is not w	ithin promot	ers control.		
Achievability Criteria		·	Achievability		Green		
Viability	5	Development is likely					
Timescale for Deliverability		Up to 5 years					
Comments on Achievabilit							

SHELAA Reference:	CFS256	RAG Ra	ting:	Green		3	0 May 2023	
Site Address:	Garages r	ear of 44 St Naz	aire Road	l, Chelmsfo	rd	=		
Parish:	Chelmsfor	d		Total Sco	re:	121		
Developable Site Area	0.24			Reason f	or			
(ha):				discount	ed areas:			
Potential Yield:	16				<i>'</i> :	9		
Proposed Use:	Residentia	ıl		Commen	ts on the size			
				of site:				
Suitability Criteria:	_			S	uitability Ra	ating:	Green	
Proximity to Employment A	reas 5	Site is outs	ide of any o	existing/prop	oosed employme	nt allocation		
Impact on Retail Areas	5					•	nd services within	
			-		odham Ferrers T	own Centre	or any designated	
Dravimity to the Westerland	. 5	Neighbour Site is with			e of an employm	ont allocation	<u> </u>	
Proximity to the Workplace	5				ce of one or mor		ı	
Public Transport PROW and Cycling Connect					ce to either a PR		network	
Vehicle Access	1VILY 5				ess into/adjacen	-	ICCITOTIC	
Strategic Road Access	N/		3t3 Chabiin	ig vernete acc	ess into/adjacen	it to the site		
Designated Heritage Assets			ot contain	any decignat	ted heritage asse	ıtc.		
Non-Designated Heritage A	-			ignated heritage				
Archaeological Assets						2¢†		
Minerals & Waste Constrain		Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a						
Willierals & Waste Collstrain	nts 5			nsultation A		iranig / irca. 3	ite is not within a	
Defined Open Space		ot lie withi her' Green		fined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	een Belt & Green Wedge 5			in the Metro	politan Green Be	lt or Green W	/edge	
Land Classification				Previously D	eveloped Land			
Protected Natural Features	3						within 100m of a locally	
		_	-			of an inte	rnational/national	
Flood Risk Constraints	5		designated protected natural feature Site is wholly within Flood Zone 1					
Air Quality Management Ar	_		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain			Ground treatment is not expected to be required					
Neighbouring Constraints	5			ring constrain				
Proximity to Key Services	5					and/or the C	ity Centre/South	
			Ferrers To					
Community Facilities	5		oposed sch		the loss of nor pu are facility/place		strain on an ports, leisure, or	
Comments on Suitability	W	thin Urban Area.	In range of	f bus stops.				
Availability Criteria:				1	Availability F	Rating:	Green	
Land Ownership	5	Held by de	veloper/wi		public sector			
Land Condition	3	Low intens						
Legal Constraints	5	Site does n	ot face any	y known lega	lissues			
Planning Permission or	Sit	e is already allo	cated wit	thin the loc	al Plan forming	GSP1r		
Allocation								
Comments on Availability	Sit	e currently in use	for other	purposes. En	tire site is not wi	thin promote	ers control.	
Achievability Criteria:				-	Achievability	Rating:	Green	
Viability	5	Developme	ent is likely	viable				
Timescale for Deliverability	5	Up to 5 yea	ars					
Comments on Achievability								

SHELAA Reference:	HELAA Reference: CFS257		RAG Rating:	Gree	en	30 May 2023		
Site Address:	Garage	es rear	of 27 Medway Close,	Chelms	ord			
Parish:	Chelm	sford		Total	Score:	113		
Developable Site Area	1.28			Reasc	n for			
(ha):					unted areas:			
Potential Yield:	29			Typol	ogy:	4		
Proposed Use:	Reside	ntial		Comn	nents on the size			
				of site	2:			
Suitability Criteria:					Suitability Ra	ting:	Green	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	;	5	Site is within 2km wall	king dist	ance of an employm	ent allocatior	1	
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets 5			Site does not contain a	any desi	gnated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets 5			Site is not thought to	contain a	iny assets of archaed	ological intere	est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country	
Green Belt & Green Wedge	!	5	Site does not lie within	n the Me	tropolitan Green Be	lt or Green W	/edge	
Land Classification		-			ld and primarily with 5, non-agricultural	•		
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 Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouri	ing cons	raints			
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	te is within 2km walking distance of all services and/or the City Centre/South /oodham Ferrers Town Centre				
Community Facilities		3	Development would p existing/proposed sch recreation facility					
Comments on Suitability		Within	Urban Area. In range of	bus stop	os.			
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		5	Held by developer/willing owner/public sector					
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or			already allocated in t			21s. Permiss	sion 21/00195/FUI	
Allocation received, yet to be determ			•		2	2 2	,,	
Comments on Availability			site not within promoter		l. Site currently in us	e for other p	urposes.	
Achievability Criteria:			·		Achievability		Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		J	op to 5 years					
Comments on Achievability								

SHELAA Reference:	CFS260	RAG Rating:	3	30 May 2023		
Site Address:	Land North	of Galleywood Reservoi	r, Beehive Lane, Galleyw	ood, Chelm	sford	
Parish:	Galleywood		Total Score:	114		
Developable Site Area	0.78		Reason for			
(ha):			discounted areas:			
Potential Yield:	17		Typology:	8		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability R	ating:	Green	
Proximity to Employment A	reas 5	Site is outside of any e	xisting/proposed employme	ent allocation	1	
Impact on Retail Areas	5	•	t result in the loss of establi e, South Woodham Ferrers es	•		
Proximity to the Workplace	5	Site is within 2km wall	king distance of an employn	nent allocatio	n	
Public Transport	5	Site is within 400m wa	lking distance of one or mo	re services		
PROW and Cycling Connect	ivity 0	Site is not connected t	o either an existing PROW o	or cycle netwo	ork	
Vehicle Access	5	A route exists enabling	y vehicle access into/adjace	nt to the site		
Strategic Road Access	N/A					
Designated Heritage Assets		Site does not contain a	any designated heritage ass	ets		
Non-Designated Heritage A	ssets 5	Site does not contain a	any non-designated heritage	e assets		
Archaeological Assets		_	contain any assets of archae			
Minerals & Waste Constrain	nts 5	Less 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	Park or 'Other' Green				
Green Belt & Green Wedge	5		the Metropolitan Green Be	elt or Green V	Vedge	
Land Classification	5	•	Previously Developed Land			
Protected Natural Features	3		e of any protected natural fon natural feature or within 50 natural feature			
Flood Risk Constraints	5	Site is wholly within Fl				
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		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	existing/proposed sch- recreation facility	ot result in the loss of nor pool/healthcare facility/place	e of worship/s	sports, leisure, or	
Comments on Suitability		in DSB. In range of bus sto S) and Local Nature Reser	ps. Amenity Green Space. V ve.	Vithin 100m o	of Galleywood Common	
Availability Criteria:			Availability	Rating:	Green	
Land Ownership	5		ling owner/public sector			
Land Condition	5	Vacant land & building	ŢS .			
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or	Site	is already allocated in t	he Local Plan forming pa	rt of GSP4. I	Permission	
Allocation 22/00397/OUT approved						
Comments on Availability		e site not within promoter				
Achievability Criteria:			Achievabilit	y Rating:	Green	
Viability	5	Development is likely				
Timescale for Deliverability	5	Up to 5 years				
Tilliescale for Deliverability						

SHELAA Reference: CFS261		RAG Rating:	Amber	3	0 May 2023		
Site Address:	Sandfo	rd Mill	Water Works, Sandfo	ord Mill, Springfield, Cheln	nsford		
Parish:	Spring	field		Total Score:	75		
Developable Site Area	7.4			Reason for			
(ha):				discounted areas:			
Potential Yield:	746			Typology:	28		
Proposed Use:	Reside	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas		5	•	t result in the loss of establis	•		
			1	e, South Woodham Ferrers T	own Centre	or any designated	
5 1 10 1 11 11 11			Neighbourhood Centre				
Proximity to the Workplace	!	5		king distance of an employm		n ————————————————————————————————————	
Public Transport		0		m walking distance from all			
PROW and Cycling Connect	ivity	5		alking distance to either a PR	-	network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		0		nore designated heritage asse			
Non-Designated Heritage Assets 0				nore non-designated heritage			
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constraints 2			further assessment to	lly within an identified Miner be undertaken in the form o	of a Minerals	Resource Assessment	
Defined Open Space 3			Site partially lies withi Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ing/proposed Country	
Green Belt & Green Wedge 0			The majority of the sit Wedge	e (90% or more) lies within t	he Metropoli	itan Green Belt or Green	
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 Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	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				a conservation area. Part of b		cal value. Other Green	
Availability Criteria:				Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector		1	
Land Condition		2	Established multiple u	5			
Legal Constraints		5	Site does not face any	known legal issues			
· ·				he Local Plan forming SPA	\5		
Allocation			,	3 - 3			
Comments on Availability Site is currently in use for oth			currently in use for other	r purposes.			
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely	•			
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							
Comments on Acmevability							

SHELAA Reference: CFS262		RAG Rating:	Amber	3(0 May 2023		
Site Address:	Land North	West of Lockside Marir	na, Hill Road South, Chelm	sford			
Parish:	Chelmsford		Total Score:	89			
Developable Site Area	1.8		Reason for				
(ha):			discounted areas:				
Potential Yield:	184		Typology:	13			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas		Development does no	t result in the loss of establis	hed shops ar	d services within		
		Neighbourhood Centr					
Proximity to the Workplace	5		king distance of an employm		1		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connecti			alking distance to either a PR	-	network		
Vehicle Access	5		g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A	1					
Designated Heritage Assets	0		nore designated heritage asse				
Non-Designated Heritage As		Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	_	contain any assets of archaed				
Minerals & Waste Constrain	ts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an existi	ng/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green W	/edge		
Land Classification	ification 5		Previously Developed Land				
Protected Natural Features	5		Om of any locally designated printernational/national desig				
Flood Risk Constraints	0		rea is within Flood Zone 3				
Air Quality Management Are	eas 3		Site is within 500m from a designated AQMA				
Ground Condition Constrain	ts 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	Woodham Ferrers To	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre				
Community Facilities	3		out additional strain on but no lool/healthcare facility/place				
Comments on Suitability		nin Urban Area. In range of C000407 and SOPC000408	bus stops. Partially within co	onservation a	rea. Contaminated land		
Availability Criteria:			Availability R	Rating:	Amber		
Land Ownership	0	Known to be in partic	ularly complex/multiple own	ership			
Land Condition	2	Established multiple u	ises				
Legal Constraints	3	Site may possibly face	legal issues				
Planning Permission or	Site	is already allocated wit	hin the Local Plan forming	g part of CW	/1e		
Allocation							
Comments on Availability	Multiple ownership. Multiple leases on site. Part of the site currently in use for other purpos Entire site is not within promoters control.						
Achievability Criteria:			Achievability	Rating:	Amber		
•		Davidana antia libali			•		
Viability	0	Development is likely	uliviable				
Viability Timescale for Deliverability	5	Development is likely Up to 5 years	unviable				

SHELAA Reference:	CFS263	RAG Rating:	Yellow	3	0 May 2023		
Site Address:	Baddow Ro	oad Car Park, Baddow Ro	oad, Chelmsford				
Parish:	Chelmsford	t	Total Score:	100			
Developable Site Area	0.88		Reason for	Sewage Pumping Station			
(ha):			discounted areas:	(0.07ha)			
Potential Yield:	56		Typology:	15			
Proposed Use:	Residentia		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Yellow		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation			
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	shed shops ar	nd services within		
		•	re, South Woodham Ferrers	Town Centre	or any designated		
Duantiacity, to the Manhadaea		Neighbourhood Cent	res Iking distance of an employm	ont allocation	<u> </u>		
Proximity to the Workplace							
Public Transport	5		alking distance of one or mor to either an existing PROW o		ark.		
PROW and Cycling Connect	ivity 0		ng vehicle access into/adjacer		ЛК		
Vehicle Access			ig veriicie access into/aujacei	it to the site			
Strategic Road Access	N/A	+	nore designated heritage ass	otc			
Designated Heritage Assets			any non-designated heritage				
Non-Designated Heritage A			, ,		oct		
Archaeological Assets Minerals & Waste Constrain	5 nts 5		Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
winerais & waste Constrain	nts 5	Minerals or Waste Co		aruing Area. S	oite is not within a		
Defined Open Space	5	Site does not lie with	in an area defined as Open Sp	oace, an exist	ing/proposed Country		
		Park or 'Other' Green	•				
Green Belt & Green Wedge			in the Metropolitan Green Be	elt or Green V	Vedge		
Land Classification	5		Previously Developed Land				
Protected Natural Features	3		se of any protected natural fe		•		
		designated protected	l natural feature or within 500	om of an inte	rnational/national		
Flood Risk Constraints	0		area is within Flood Zone 3				
Air Quality Management Ar			Site is within 500m from a designated AQMA				
Ground Condition Constrain		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		put additional strain on but n				
			nool/healthcare facility/place	of worship/s	sports, leisure, or		
Comments on Suitability	\\/i+	recreation facility	f bus stops. Wholly within a c	concorvation	aroa Adioining sito		
Comments on Suitability		taminated: SOPC000726 a		Jonservation	area. Aujoining site		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	illing owner/public sector		1		
Land Condition	3	Low intensity land us	•				
Legal Constraints	5	Site does not face any					
Planning Permission or			thin the Local Plan formin	g CW1d			
Allocation		,		-			
Comments on Availability	Sev	ver runs through site.					
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability		Up to 5 years					
Comments on Achievability							

SHELAA Reference: CFS265		RAG Rating:	Amber			0 May 2023	
Site Address:	Galleyw	ood H	all, 279 Beehive Lane	, Great	Baddow		
Parish:	Great Ba	addow		Total	Score:	106	
Developable Site Area	1.03			Reasc	n for		
(ha):				discou	ınted areas:		
Potential Yield:	43			Typol	ogy:	7	
Proposed Use:	Residen	tial		Comn	nents on the size		
				of site	::		
Suitability Criteria:	Suitability Criteria:				Suitability Ra	ting:	Amber
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	roposed employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centr	e, South		•	
Dravimity to the Workplace		5	Neighbourhood Centre Site is within 2km wall		ance of an employm	ent allocation	<u> </u>
Proximity to the Workplace			Site is within 400m wa				1
Public Transport		5 5	Site is within 100m wa				network
PROW and Cycling Connective Vehicle Access		5 5	A route exists enabling				ICLWUIK
Strategic Road Access		N/A	A Toute exists enability	3 vernicie	access into/aujacen	t to the site	
Designated Heritage Assets		5	Site does not contain a	any desig	nated heritage asse	ts	
Non-Designated Heritage Assets 5			Site does not contain a		, ,		
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain		<u>5</u> 5	Less than 5ha of a site		•		
Willicials & Waste Collstial	103	J	Minerals or Waste Co		-		
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ing/proposed Country
Green Belt & Green Wedge		0	The majority of the sit Wedge	e (90% c	r more) lies within t	he Metropoli	tan Green Belt or Green
Land Classification		5	Site is predominantly	Previous	y 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 Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	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				
Community Facilities		^	Woodham Ferrers Tov Development would re			T/proposed o	chool/hoolthcaro
Community Facilities		0	facility/place of worsh				chool/nealthcare
Comments on Suitability		Adjace	nt to Urban Area. In ran				TPO/2004/007.
Availability Criteria:					Availability R	Rating:	Green
Land Ownership		5	Held by developer/wil	ling own			1
Land Condition		3	Low intensity land use				
Legal Constraints		5	Site does not face any	known l	egal issues		
Planning Permission or							
Allocation							
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable	•		•
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							

SHELAA Reference:	CFS266	RAG Rating:	Yellow	3	0 May 2023		
Site Address:	Waterhouse	Lane Depot and Nurse	ery Waterhouse Lane, Che	lmsford			
Parish:	Chelmsford	,	Total Score:	100			
Developable Site Area	0.84		Reason for				
(ha):			discounted areas:				
Potential Yield:	54		Typology:	15			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Yellow		
Proximity to Employment A	reas 3	Site is adjacent to an	existing/proposed employme	ent allocation			
Impact on Retail Areas	5	· ·	ot result in the loss of establis	•			
		•	re, South Woodham Ferrers 1	Town Centre	or any designated		
	_	Neighbourhood Centi					
Proximity to the Workplace			lking distance of an employm		<u> </u>		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connect			to either an existing PROW o		ork		
Vehicle Access	5		g vehicle access into/adjacer	it to the site			
Strategic Road Access	N/A						
Designated Heritage Assets			e or more designated heritage				
Non-Designated Heritage A			e or more non-designated he				
Archaeological Assets	5		contain any assets of archae				
Minerals & Waste Constrain	nts 5	Minerals or Waste Co					
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	5	Site is predominantly	Previously Developed Land				
Protected Natural Features	3	designated protected	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 F	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 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 w Woodham Ferrers To	alking distance of all services wn Centre	and/or the C	ity Centre/South		
Community Facilities	3		out additional strain on but n				
		recreation facility	nool/healthcare facility/place	•••			
Comments on Suitability		nin Urban Area. In range o cal value. SOPC000174.	f bus stops. Adjacent to Local	Listed Buildi	ngs. Adjacent to buildings		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector		•		
Land Condition	2	Established multiple u					
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	Site	is already allocated in	the Locl Plan forming GSP	1n			
Comments on Availability Site currently in use for other purposes.							
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely			1		
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		1 /					

SHELAA Reference:	CFS267	7	RAG Rating:	Ambe	er	3	0 May 2023	
Site Address:	Essex P	olice H	Q and Sports Ground	, New Co	urt Road, Chelms	sford		
Parish:	Chelms	ford	,	Total S	core:	100		
Developable Site Area	4.73			Reason	for			
(ha):				discour	nted areas:			
Potential Yield:	81	1			gy:	2+32		
Proposed Use:	Mixed	Use		Comme	ents on the size	Size of site	e is potentially suitable	
•				of site:		for all em	ployment use	
Suitability Criteria:					Suitability Ra	iting:	Amber	
Proximity to Employment A	Areas	5	Site is outside of any e	existing/pr	oposed employme	nt allocation		
Impact on Retail Areas		5	Development does no			•		
			Chelmsford City Centr		Voodham Ferrers T	own Centre	or any designated	
			Neighbourhood Centre					
Proximity to the Workplace	9	5	Site is within 2km wall				n ————————————————————————————————————	
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling					
Strategic Road Access		0	Site has no direct acce network, a safeguarde			trategic road	network, primary road	
Designated Heritage Assets	,	5	Site does not contain			ts		
Non-Designated Heritage A		0	Site contains one or m					
Archaeological Assets 5							ect	
Minerals & Waste Constrain	ntc	5	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Willierais & Waste Constian	5	Minerals or Waste Co			ruing Area. 3	ite is not within a		
Defined Open Space		3	Site partially lies withi	n an area	defined as Open Sp	ace, an exist	ting/proposed Country	
· ·			Park or 'Other' Green	Space				
Green Belt & Green Wedge	5	Site does not lie within	n the Metr	ropolitan Green Be	lt or Green W	Vedge		
Land Classification		3	Site is predominantly		• •	-		
Dustantad National Factions		0	classification/s: Grade					
Protected Natural Features	5	0	Site partially or wholly comprises of one or more protected natural features Site is wholly within Flood Zone 1					
Flood Risk Constraints		5	Site is in excess of 500m from a designated AQMA					
Air Quality Management And Ground Condition Constrain		3	-					
	nts	5	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints		3	Site has no neighbouring constraints Site is within 2km walking distance of all services and/or the City Centre/South					
Proximity to Key Services		3	Woodham Ferrers Tov		ice of all services a	ilu/oi tile cit	y centre/30dth	
Community Facilities		0	Development would re		e loss of an existing	g/proposed s	chool/healthcare	
			facility/place of worsh	nip/sports,	leisure, or recreati	on facility		
Comments on Suitability			Urban Area. In range of					
				ng of local	value. Outdoor Sp	orts (Private). 0.07ha protected under	
		170/20	011/004.SOPC000411.				T	
Availability Criteria:			T		Availability R	tating:	Green	
Land Ownership		5	Held by developer/wil		r/public sector			
Land Condition		3	Low intensity land use					
Legal Constraints		5	Site does not face any	known le	gal issues			
Planning Permission or		N/A						
Allocation								
Comments on Availability		Part of	the site currently in use	tor other			T _	
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability	/							

SHELAA Reference:	HELAA Reference: CFS268		RAG Rating:	Red 30 May 2023				
Site Address:	Land b	etweer	Highview and High H	louse Farm, Woodham R	oad, Battles	bridge		
Parish:	Retter	idon		Total Score:	105			
Developable Site Area	2.27			Reason for				
(ha):				discounted areas:				
Potential Yield:	44			Typology:	3			
Proposed Use:	Reside	ntial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability R	ating:	Red		
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employment	ent allocation			
Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centre		Town Centre	or any designated		
Proximity to the Workplace	e	5	Site is within 2km wall	king distance of an employn	nent allocatio	n		
Public Transport		5	Site is within 400m wa	alking distance of one or mo	re services			
PROW and Cycling Connect	tivity	5	Site is within 100m wa	alking distance to either a PF	ROW or cycle	network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjace	nt to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	Designated Heritage Assets 3			or more designated heritag	e assets			
Non-Designated Heritage Assets 5			Site does not contain a	any non-designated heritage	e assets			
Archaeological Assets 5			Site is not thought to	contain any assets of archae	ological inter	est		
Minerals & Waste Constrai	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space		5	Park or 'Other' Green	•	•	,		
Green Belt & Green Wedge	2	0	The majority of the sit Wedge	e (90% or more) lies within	the Metropol	itan Green Belt or Green		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	hin the land o	classification/s: Grade 1,		
Protected Natural Features	5	5	excess of 500m of any	m of any locally designated international/national designated				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbour	=				
Proximity to Key Services		0		te is in excess of 2km walking distance of one or more services and the City entre/South Woodham Ferrers Town Centre				
Community Facilities		3		ut additional strain on but r ool/healthcare facility/place				
Comments on Suitability		Outsid buildin		stops. Access south of Woo	odham Road.	Adjacent to grade 2 listed		
Availability Criteria:		Saliani	0.	Availability	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector		3.00		
Land Condition		4	Established single use					
Legal Constraints		5	Site does not face any					
Planning Permission or		N/A	one does not lase any	The transfer to the transfer t				
Allocation		Dart of	the site currently in use	for other numbers				
Comments on Availability		rdi(OT	the site currently in use			T _		
Achievability Criteria:				Achievabilit	y Rating:	Green		
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability	/							

SHELAA Reference:	HELAA Reference: CFS269		RAG Rating:	Red 30 May 2023				
Site Address:	Land be	etween	Highview and High H	louse Farm, Woodham Ro	oad, Battles	bridge		
Parish:	Retten	don		Total Score:	100			
Developable Site Area	4.2			Reason for				
(ha):				discounted areas:				
Potential Yield:	72			Typology:	2			
Proposed Use:	Resider	ntial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Red		
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	ent allocation			
Impact on Retail Areas		5	Chelmsford City Centre Neighbourhood Centre		Town Centre	or any designated		
Proximity to the Workplace	2	5		king distance of an employm		n		
Public Transport		5		alking distance of one or mo				
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	nt to the site			
Strategic Road Access		N/A						
Designated Heritage Assets 3			Site is adjacent to one	or more designated heritag	e assets			
Non-Designated Heritage Assets 5			Site does not contain a	any non-designated heritage	e assets			
Archaeological Assets 5				contain any assets of archae				
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space		5	Park or 'Other' Green	•				
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	e (90% or more) lies within t	the Metropol	litan Green Belt or Green		
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily wit				
Protected Natural Features		5	excess of 500m of any	m of any locally designated international/national designated				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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		n walking distance of one or am Ferrers Town Centre	more service	es and the City		
Community Facilities		3	·	ut additional strain on but n ool/healthcare facility/place				
Comments on Suitability		Outside buildin		stops. Access south of Woo	dham Road.	Adjacent to grade 2 listed		
Availability Criteria:		Sanan	0.	Availability I	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector		3.00		
Land Condition		4	Established single use					
Legal Constraints		5	Site does not face any					
Planning Permission or Allocation		N/A	1 - 12 22 23 330 330 4119	0				
Comments on Availability		Part of	the site currently in use	for other purposes.				
			· · · · · · · · · · · · · · · · · · ·		, Pating:	Green		
Achievability Criteria:				Achievability	v natilis	ureen		
Achievability Criteria:	Ţ	5	Development is likely	Achievability	y naung.	Green		
Viability Timescale for Deliverability		5	Development is likely Up to 5 years		y natilig.	Green		

Parish: Rettendon Rettendon Reason for discounted areas: Reason for discounted areas: Proposed Use: Residential Reason for discounted areas: Typology: Residential Comments on the size of site: Suitability Criteria: Proximity to Employment Areas Site is outside of any existing/proposed employment allocation Impact on Retail Areas Proximity to Employment Areas Site is outside of any existing/proposed employment allocation Reproximity to Employment Areas Soutability Criteria: Proximity to Employment Areas Soutability Criteria: Development does not result in the loss of established shops and services within the Morkplace Proximity to the Workplace Soutability Criteria: Proximity to the Workplace Soutability Criteria: Soutability Criteria: Proximity to the Workplace Soutability Criteria: Soutability Rating: Red Proximity to Employment Areas Soutability Criteria: Soutability Crit	SHELAA Reference:	ELAA Reference: CFS270		RAG Rating:	Red	3	0 May 2023		
Developable Site Area (ha): Reason for discounted areas: Proposed Use: Residential Reason for discounted areas: Proposed Use: Residential Comments on the size of site: Suitability Rating: Red	Site Address:	Land S	outh Ea	st of High House Farr	n, Woodham Road, Battle	esbridge			
Proposed Use:	Parish:	Retter	idon		Total Score:	100			
Protential Vield: Proposed Use: Residential Residentia	Developable Site Area	8.1			Reason for				
Comments on the size of site: Suitability Rating: Red	(ha):				discounted areas:				
Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Red Proximity to Employment Areas S Site is outside of any existing/proposed employment allocation Development does not result in the loss of estabilished shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace S Site is within 2km walking distance of an employment allocation Public Transport S Site is within 2km walking distance of one or more services PROW and Cycling Connectivity S Site is within 100m walking distance of one or more services PROW and Cycling Connectivity S Site is within 100m walking distance of one or more services PROW and Cycling Connectivity S Site is within 100m walking distance of one or more services PROW and Cycling Connectivity S Site is within 100m walking distance of one or more services PROW and Cycling Connectivity S Site does not contain any non-designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Non-Designated Heritage Assets S Site site is not thought to contain any assets of archaeological interest Minerals or Waste Consultation Area Defined Open Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other' Green Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other' Green Space S Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any locally designated protected natural features and in excess of 500m of any locally designated protected natural features and in excess of 500m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features of Site is wholly within Flood Zone 1 Air Quality Management Areas S Site is in excess of 100m of any locally des	Potential Yield:	139			Typology:	2			
Suitability Criteria: Suitability Rating: Red	Proposed Use:	Reside	ntial		Comments on the size				
Proximity to Employment Areas Site is outside of any existing/proposed employment allocation					of site:				
Impact on Retail Areas	Suitability Criteria:				Suitability R	ating:	Red		
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace Proximity to the Workplace Site is within 2km walking distance of an employment allocation PROW and Cycling Connectivity Site is within 400m walking distance to either a PROW or cycle network Vehicle Access Shartegic Road Access N/A Designated Heritage Assets N/A Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or Other Green Space Wedge United Classification Site is not sees of 300m of may international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features Site is in excess of 500m of any international/national designated protected natural features Air Quality Management Areas Ground Condition Constraints Site is in excess of 500m from a designated ADMA Ground Condition Constraints Site is in excess of 500m from a designated on or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Site is in excess of 500m from a designated on or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Site is in excess of 500m from a designated on or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Site is in excess of 500m from a designated on or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Site does not face any known legal issues N/A Site does not face	Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	ent allocation			
Public Transport Site is within 400m walking distance of one or more services Site is within 100m walking distance to either a PROW or cycle network	Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centre	e, South Woodham Ferrers ⁻ es	Town Centre	or any designated		
PROW and Cycling Connectivity 5 Site is within 100m walking distance 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 ile within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 10 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification 20 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is wholly within Flood Zone 1 Site is nexcess of 500m of any international/national designated protected natural features Froximity to Key Services 10 Site is nexcess of 52km 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 Criteria: Availability Criteria: Availability Criteria: Availability Criteria: Availability Criteria: Availability Criteria: Achievability Crite	Proximity to the Workplace	;	5	Site is within 2km wall	king distance of an employm	nent allocation	n		
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 5 Site is wholly within Flood Zone 1 Air Quality Management Areas 5 Site is in excess of 500m form 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 5 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 Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector 1 Site does not face any known legal issues Planning Permission or N/A Allocation Part of the site currently in use for other purposes. Achievability Criteria: 5 Development i	Public Transport		5	Site is within 400m wa	lking distance of one or mo	re services			
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 Defined Open Space 5 Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 1 Wedge 1 The majority of the site (90% or more) lies within the India classification/s: Grade 1, Grade 2 or Grade 3 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 of 500m of any international/national designated protected natural features in excess of 500m of any international/national designated protected natural features in excess of 500m of any international/national designated protected natural features in excess of 500m of any international/national designated protected natural features in excess of 500m of any international/national designated protected natural features in excess of 500m of any international/national designated protected natural features in excess of 500m of any international/national designated protected natural features in excess of 500m from a designated AQMA Ground Condition Constraints 5 Ground treatment is not expected to be required Neighbouring Constraints with no potential for mitigation Proximity to Key Services 0 Site is in excess of 2 km 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	PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking distance to either a PR	OW or cycle	network		
Designated Heritage Assets 3	Vehicle Access			A route exists enabling	g vehicle access into/adjacer	nt to the site			
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 of 500m of any international/national designated protected natural features foround Condition Constraints 5 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 is ne 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 Coutside of DSB. In range of bus stops. Access south of Woodham Road. Grade 2 Listed Building adjacent to site. Availability Criteria: Availability Criteria: Availability Criteria: Achievability Criteria: Achievability Criteria: Viability 5 Development is likely viable Finescale for Deliverability 5 Development is likely viable	Strategic Road Access		N/A						
Archaeological Assets 5	Designated Heritage Assets 3			Site is adjacent to one	or more designated heritag	e assets			
Minerals & Waste Constraints Defined Open Space 5 Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 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 Site 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. Availability Criteria: Availability Rating: Green Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Part of the site currently in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Non-Designated Heritage Assets 5			Site does not contain a	any non-designated heritage	assets			
Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 1 The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification 2 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 of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features of 500m of any international/national designated protected natural features of 500m	Archaeological Assets 5			Site is not thought to	contain any assets of archae	ological inter	est		
Park or 'Other' Green Space Green Belt & Green Wedge O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Frotected Natural Features S 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 S Site is wholly within Flood Zone 1 Air Quality Management Areas S Site is in excess of 500m from a designated AQMA Ground Condition Constraints Ground treatment is not expected to be required Neighbouring Constraints O Site has neighbouring constraints with no potential for mitigation Proximity to Key Services O 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. Availability Criteria: Availability Rating: Green Land Condition 4 Established single use Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Part of the site currently in use for other purposes. Achievability Criteria: Valient Part of the site currently in use for other purposes. Achievability Criteria: Valient Part of the site currently in use for other purposes. Achievability Criteria: Valient Part of the site currently in use for other purposes.	Minerals & Waste Constrain	nts	5	Minerals or Waste Consultation Area					
Wedge	Defined Open Space		5	Park or 'Other' Green	Space	•			
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. Availability Criteria: Availability Rating: Green Land Ownership Land Condition 4 Established single use Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Part of the site currently in use for other purposes. Achievability Criteria: Valievability Criteria: Valievability Criteria: Valievability Rating: Achievability Rating: Green Valiability S Development is likely viable Timescale for Deliverability 5 Up to 5 years	Green Belt & Green Wedge	!	0		e (90% or more) lies within t	the Metropol	itan Green Belt or Green		
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. Availability Criteria: Land Ownership Land Condition 4 Established single use Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Part of the site currently in use for other purposes. Achievability Criteria: Achievability Rating: Green Comments on Development is likely viable Timescale for Deliverability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Classification		0		Greenfield and primarily wit	hin the land o	classification/s: Grade 1,		
Air Quality Management Areas Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints OSite has neighbouring constraints with no potential for mitigation Proximity to Key Services OSite 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. Availability Criteria: Land Ownership SHeld by developer/willing owner/public sector Land Condition 4 Established single use Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Part of the site currently in use for other purposes. Achievability Criteria: Achievability Rating: Green Green Achievability Criteria: Achievability Rating: Development is likely viable Timescale for Deliverability Development is likely viable	Protected Natural Features		5	excess of 500m of any	international/national designational designation				
Ground Condition Constraints Neighbouring Constraints O Site has neighbouring constraints with no potential for mitigation O Site 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. Availability Criteria: Availability Rating: Green Held by developer/willing owner/public sector Land Condition 4 Established single use Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Part of the site currently in use for other purposes. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Flood Risk Constraints		5						
Neighbouring Constraints O Site has neighbouring constraints with no potential for mitigation Proximity to Key Services O 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. Availability Criteria: Land Ownership S Held by developer/willing owner/public sector Land Condition 4 Established single use Legal Constraints S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Part of the site currently in use for other purposes. Achievability Criteria: Viability S Development is likely viable Timescale for Deliverability S Up to 5 years	Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Proximity to Key Services O 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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 4 Established single use Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Part of the site currently in use for other purposes. Achievability Criteria: Achievability Rating: Green Wiability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
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. Availability Criteria: Land Ownership S Held by developer/willing owner/public sector Land Condition 4 Established single use Legal Constraints S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Part of the site currently in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability S Development is likely viable Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation					
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. Availability Criteria: Land Ownership Land Condition 4 Established single use Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Part of the site currently in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Proximity to Key Services		0			or more services and the City			
adjacent to site. Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Part of the site currently in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability Availability Rating: Steen Availability Rating: Availability Rating: Availability Rating: Availability Rating: Availability Rating: Availability Rating: Achievability Rating: Steen Achievability Rating:	Community Facilities		3	existing/proposed sch					
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Availability Rating: Steen Held by developer/willing owner/public sector Established single use Stite does not face any known legal issues N/A Allocation Part of the site currently in use for other purposes. Achievability Criteria: Achievability Rating: Green Timescale for Deliverability Sup to 5 years	Comments on Suitability				stops. Access south of Woo	dham Road.	Grade 2 Listed Building		
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 N/A Allocation Comments on Availability Part of the site currently in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availahility Criteria		aujace	in to site.	Availahility I	Rating:	Green		
Land Condition 4 Established single use Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Part of the site currently in use for other purposes. Achievability Criteria: Achievability Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	•		5	Held by developer/wil			3.00		
Legal Constraints Planning Permission or Allocation Comments on Availability Part of the site currently in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Site does not face any known legal issues Achievability Part of the site currently in use for other purposes. Achievability Rating: Green Up to 5 years	•				5 , pablic sector				
Planning Permission or Allocation Comments on Availability Part of the site currently in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years					known legal issues				
Comments on Availability Part of the site currently in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or			one account account					
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			Part of	the site currently in use	for other purposes.				
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				,		v Rating:	Green		
Timescale for Deliverability 5 Up to 5 years			5	Development is likely		, maning.	3.00		
	Comments on Achievability		J	op to 5 years					

SHELAA Reference:	SHELAA Reference: CFS271		Rating: Red 30 May 202				
Site Address:	Land betwee	n Highview and High H	louse Farm, Woodham Ro	oad, Battles	bridge		
Parish:	Rettendon		Total Score:	105			
Developable Site Area	1.04		Reason for				
(ha):			discounted areas:				
Potential Yield:	23		Typology:	4			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	ent allocation	l		
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr		Town Centre	or any designated		
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	n		
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A			·			
Designated Heritage Assets	3	Site is adjacent to one	or more designated heritage	e assets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constrain	nts 5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily with				
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 Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		Ground treatment is not expected to be required					
Neighbouring Constraints	5		Site has no neighbouring constraints				
Proximity to Key Services	0		n walking distance of one or lam Ferrers Town Centre	more service	s and the City		
Community Facilities	3		out additional strain on but no lool/healthcare facility/place				
Comments on Suitability			s stops. Access south of Woo	dham Road.	Grade 2 Listed Building		
Availability Criteria:	aujaci	ent to site.	Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector	willig.	Jiccii		
Land Condition	4	Established single use					
Legal Condition Legal Constraints	5	Site does not face any					
		Site does not race any	MIOWII IEEGI ISSUES				
Planning Permission or Allocation	N/A						
Comments on Availability	Part o	of the site currently in use	for other purposes.				
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	•				
Timescale for Deliverability		Up to 5 years					
Comments on Achievability							

SHELAA Reference:	CFS27	2	RAG Rating:	Amber		30 May 2023	
Site Address:	Land N	lorth Ea	st of 148 The Street,	Little W	altham		
Parish:	Little V	Valthan	n	Total	Score:	90	
Developable Site Area	1.27			Reasc	on for	0	
(ha):				discounted areas:			
Potential Yield:	28			Typol	ogy:	4	
Proposed Use:	Reside	ntial		Comn	nents on the size		
				of site	e:		
Suitability Criteria:					Suitability Ra		Amber
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation	
Impact on Retail Areas		5	Development does no			•	
			Chelmsford City Centr Neighbourhood Centr	,	Woodham Ferrers T	own Centre	or any designated
Proximity to the Workplace		0	Site is in excess of 2kn	n walkin	g distance of an emp	loyment allo	cation
Public Transport		5	Site is within 400m wa	alking dis	stance of one or mor	e services	
PROW and Cycling Connect	ivity	0	Site is not connected t	o either	an existing PROW or	r cycle netwo	ork
Vehicle Access	,	5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets		3	Site is adjacent to one	or more	designated heritage	e assets	
Non-Designated Heritage A		5	Site does not contain	any non-	designated heritage	assets	
Archaeological Assets		5	Site is not thought to	contain a	any assets of archaed	ological intere	est
Minerals & Waste Constrain	nts	0	Site is wholly or partia	lly withi	n an identified Mine	rals Consulta	tion Area and/or Waste
			Consultation Area where safeguarded infrastructure is permanent in nature or where the				
					•		delivery of development
Defined Open Space					a defined as Open Sp	ace, an existi	ing/proposed Country
Cross Dalt 9 Cross Works			Park or 'Other' Green		r maral liac within t	ha Matranali	tan Graan Palt or Graan
Green Belt & Green Wedge		The majority of the site (90% or more) lies Wedge			or more) lies within t	ne Metropon	tan Green Beit of Green
Land Classification		0		Greenfie	ld and primarily with	nin the land c	lassification/s: Grade 1,
Drotacted Natural Factures		3	Grade 2 or Grade 3	of any	protected natural for	aturos but is	within 100m of a locally
Protected Natural Features		3	designated protected	•	•		•
			designated protected				, , , , , , , , , , , , , , , , , , , ,
Flood Risk Constraints		5	Site is wholly within Fl	ood Zon	e 1		
Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrain	nts	5	Ground treatment is n	ot expe	cted to be required		
Neighbouring Constraints		5	Site has no neighbour	ing const	traints		
Proximity to Key Services		3	Site is within 2km wal	king dist	ance of all services a	nd/or the Cit	y Centre/South
			Woodham Ferrers Tov				
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	ooi/neai	tncare facility/place	of worsnip/s	ports, leisure, or
Comments on Suitability		Adiace	nt to DSB. In range of bu	ıs stops.	Access via track besi	de 148 The S	itreet. Adjacent to a
Comments on Sultubility		-	vation area.				
Availability Criteria:					Availability R	Rating:	Green
Land Ownership		3	Promoter has an option	n to pur	chase site or collabo	rate with exi	sting owner
Land Condition		5	Vacant land & building	gs			
Legal Constraints		5	Site does not face any	known l	egal issues		
Planning Permission or		N/A	•				
Allocation							
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable	•		
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability							

SHELAA Reference: CFS274		RAG Rating:	Amber	3	0 May 2023		
Site Address:	Bell Works,	Well Lane Danbury, Ch	elmsford				
Parish:	Danbury		Total Score:	105			
Developable Site Area	0.576		Reason for	Electricity substation (0.004ha			
(ha):			discounted areas:	,			
Potential Yield:	13		Typology:	8			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas	5		ot result in the loss of establis				
			re, South Woodham Ferrers 1	own Centre	or any designated		
Drovinsituato the Manharter	-	Neighbourhood Centr	res Iking distance of an employm	ont allocation	n		
Proximity to the Workplace	5 5		alking distance of an employm		II		
Public Transport			alking distance to either a PR		notwork		
PROW and Cycling Connect	ivity 5		ig vehicle access into/adjacen		HELWUIK		
Vehicle Access	5 N/A		ig verificie access frito/aujacer	it to the site			
Strategic Road Access			o or more designated haritage	n accots			
Designated Heritage Assets			e or more designated heritage				
Non-Designated Heritage A	ssets 5		Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest				
Archaeological Assets Minerals & Waste Constrai			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
iviiilerais & vvaste Constrai	11.5	Minerals or Waste Co		nung Area. 3	one is not within a		
Defined Open Space	5		in an area defined as Open Sp	ace, an exist	ing/proposed Country		
		Park or 'Other' Green	Space				
Green Belt & Green Wedge	5	Site does not lie withi	in the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	5	Site is predominantly	Previously Developed Land				
Protected Natural Features	3		se of any protected natural fe		•		
			natural feature or within 500	Om of an inte	rnational/national		
Flood Diel. Cometrainte		designated protected					
Flood Risk Constraints	5	Site is wholly within F	Om from a designated AQMA				
Air Quality Management Ar Ground Condition Constrai			not expected to be required				
	0			I for mitigativ	on		
Neighbouring Constraints Provingity to Koy Sorvices	3		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		result in the loss of an existing	g/proposed s	chool/healthcare		
.,			hip/sports, leisure, or recreat				
Comments on Suitability		nin DSB. In range of bus sto	ops. Vehicular access via Well	Lane. Adjace	ent to a Registered Park		
	and	Garden. Within 100m of D	Danbury Country Park (LoWS)				
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	, , ,	illing owner/public sector				
Land Condition	2	Established multiple u					
Legal Constraints	5	Site does not face any	y known legal issues				
Planning Permission or	N/A	1					
Allocation							
Comments on Availability	Site	currently in use for other	purposes.				
Achievability Criteria:			Achievability	Rating:	Yellow		
Viability	5	Development is likely	viable	-			
Timescale for Deliverability	4	Over 5 years					
Comments on Achievability		•					

SHELAA Reference: CFS276		RAG Rating:	RAG Rating: Green		0 May 2023	
Site Address:	Former St P	eters College, Fox Cres	cent, Chelmsford			
Parish:	Chelmsford		Total Score:	111		
Developable Site Area	11.19		Reason for			
(ha):			discounted areas:			
Potential Yield:	192		Typology:	2		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Green	
Proximity to Employment A	Areas 5	Site is outside of any	existing/proposed employme	ent allocation		
Impact on Retail Areas	5	•	ot result in the loss of establis	•		
		•	re, South Woodham Ferrers 1	Town Centre	or any designated	
B	_	Neighbourhood Centr			_	
Proximity to the Workplace			lking distance of an employm		ņ	
Public Transport	5		alking distance of one or mor		natwork	
PROW and Cycling Connect			alking distance to either a PR	-	HELWUIK	
Vehicle Access	5		ng vehicle access into/adjacer	it to the site		
Strategic Road Access	N/A		any designated besitage	atc.		
Designated Heritage Assets			any designated heritage asse			
Non-Designated Heritage A			any non-designated heritage		ost	
Archaeological Assets	5 nts 5	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrai	nts 5	Minerals or Waste Co	_	iruing Area. S	one is not within a	
Defined Open Space	3		in an area defined as Open S _l	oace, an exist	ting/proposed Country	
zemieu opemopue		Park or 'Other' Green		,	,	
Green Belt & Green Wedge	. 5	Site does not lie withi	in the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification	3		Greenfield and primarily witl	_		
	_		e 4, Grade 5, non-agricultural			
Protected Natural Features			y comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints	5	Site is wholly within F				
Air Quality Management A			Om from a designated AQMA			
Ground Condition Constrai		Ground treatment is expected to be required on part of the site				
Neighbouring Constraints	5	Site has no neighbouring constraints Site is within 800m walking distance of all services and/or the City Centre/South				
Proximity to Key Services	5	Site is within 800m w Woodham Ferrers To		and/or the C	Lity Centre/South	
Community Facilities	3		wn centre out additional strain on but n	ot result in th	ne loss of on an	
Community racintles	3	· ·	nool/healthcare facility/place			
		recreation facility	, , , , , , , , , , , , , , , , , , ,		· · · · · · · · · · · · · · · · · · ·	
Comments on Suitability			f bus stops. School playing fie			
	unde	er TPO/1987/015, TPO/20	01/017.SOPC000851 just out			
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5		illing owner/public sector			
Land Condition	4	Established single use				
Legal Constraints	5	Site does not face any				
Planning Permission or	Site	is already allocated in I	Local Plan forming SGS1b.	See 21/000	002/MAS,	
Allocation		00396/FUL				
Comments on Availability	Site	currently in use for other	purposes.			
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely				
Timescale for Deliverability		Up to 5 years				
Comments on Achievability		L				

SHELAA Reference:	CFS277	RAG Rating:	Amber	3	0 May 2023		
Site Address:	187 Main R	oad, Broomfield					
Parish:	Broomfield		Total Score:	105			
Developable Site Area	1.52		Reason for				
(ha):			discounted areas:				
Potential Yield:	34		Typology:	3			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability F	Rating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employm	nent allocation			
Impact on Retail Areas	5	· ·	ot result in the loss of establ	•			
		- I	re, South Woodham Ferrers	Town Centre	or any designated		
	_	Neighbourhood Cent					
Proximity to the Workplace			lking distance of an employ		n		
Public Transport	5		ralking distance of one or mo				
PROW and Cycling Connect			ralking distance to either a P		network		
Vehicle Access	5		ng vehicle access into/adjace	ent to the site			
Strategic Road Access	N/A						
Designated Heritage Assets			any designated heritage ass				
Non-Designated Heritage A			any non-designated heritag				
Archaeological Assets	5	_	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie with Park or 'Other' Greer	in an area defined as Open S 1 Space	Space, an exist	ing/proposed Country		
Green Belt & Green Wedge	5		in the Metropolitan Green B	Belt or Green V	Vedge		
Land Classification	3		Greenfield and primarily wie 4, Grade 5, non-agricultura				
Protected Natural Features	0		y comprises of one or more				
Flood Risk Constraints	5	Site is wholly within F	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 0	Ground treatment is	Ground treatment is expected to be required on the majority (90% or more) of the site				
Neighbouring Constraints	5	Site has no neighbou	Site has no neighbouring constraints				
Proximity to Key Services	0	Site is in excess of 2k	Site is in excess of 2km walking distance of one or more services and the City				
			nam 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		acent to Urban Area. In rai /2008/011.SOPC000887 c	nge of bus stops. 0.279ha pr overs whole of site.	otected under	TPO/2008/010,		
Availability Criteria:			Availability	Rating:	Green		
Land Ownership	5	Held by developer/w	illing owner/public sector				
Land Condition	4	Established single use					
Legal Constraints	5	Site does not face an	y known legal issues				
Planning Permission or	N/A						
Allocation							
Comments on Availability	Site	currently in use for other	purposes.				
Achievability Criteria:			Achievabilit	y Rating:	Green		
Viability	5	Development is likely	viable		-		
Timescale for Deliverability		Up to 5 years					
Comments on Achievability							

SHELAA Reference:	CFS28	0	RAG Rating:	RAG Rating: Green 30 May 2023			0 May 2023	
Site Address:	Land S	South Ea	ast of Ilgars Farm Cott	ages an	d North of Burnha	m Road, So	uth Woodham Ferrers	
Parish:	South	Woodh	am Ferrers	Total	Score:	106		
Developable Site Area	21.753	3		Reasc	n for	Gas pipe a	and Buffer (0.047ha),	
(ha):				discou	ınted areas:	Electricity line (0.08ha)		
Potential Yield:	373			Typol	ogy:	1		
Proposed Use:	Reside	ential		Comn of site	nents on the size			
Suitability Criteria:					Suitability Ra	iting:	Green	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation	•	
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	9	5	Site is within 2km wall				1	
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	ivity	0	Site is not connected t				ork	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	;	5	Site does not contain	any desig	nated heritage asse	ts		
Non-Designated Heritage Assets			Site does not contain	any non-	designated heritage	assets		
Archaeological Assets			Site is not thought to	contain a	ny assets of archaec	ological intere	est	
Minerals & Waste Constrain	nerals & Waste Constraints 5			nsultatio				
Defined Open Space	Defined Open Space 5			n an area Space	defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge			Site does not lie within	n the Me	tropolitan Green Be	lt or Green W	/edge	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	in the land o	lassification/s: Grade 1,	
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 A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 wa			and/or the C	ity Centre/South	
Community Facilities		3	Development would p existing/proposed sch recreation facility					
Comments on Suitability		Within	Urban Area. In range of	bus stop	s. Access off Burnha	m Road.		
Availability Criteria:		<u> </u>			Availability R	lating:	Green	
Land Ownership		5	Held by developer/wil	ling own				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known l	egal issues			
Planning Permission or Allocation		Site is	already allocated in t 2/00311/OUT		_	t of SGS10.	See 20/00002/MAS	
Comments on Availability		and Z	2,00011,001					
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viahle				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		,	op to 5 years					
Comments on Achievability		<u> </u>						

SHELAA Reference:	CFS28	1	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Redes	Farm C	ottage, Main Road, G	reat Waltham, Chelmsfo	rd		
Parish:	Great	Walthai	m	Total Score:	101		
Developable Site Area	1.16			Reason for			
(ha):				discounted areas:			
Potential Yield:	26			Typology:	4		
Proposed Use:	Reside	ntial		Comments on the size			
				of site:			
Suitability Criteria:				Suitability F	Rating:	Amber	
Proximity to Employment Areas 5		5	Site is outside of any e	xisting/proposed employm	ent allocation		
Impact on Retail Areas	Impact on Retail Areas 5			t result in the loss of estable, South Woodham Ferrers S	Town Centre	or any designated	
Proximity to the Workplace	!	5		king distance of an employ		n	
Public Transport		5		lking distance of one or mo			
PROW and Cycling Connect	ivity	5		lking distance to either a P		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjace	ent to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		0	Site contains one or m	ore designated heritage as	sets		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritag	e assets		
Archaeological Assets 5			Site is not thought to	contain any assets of archa	eological inter	est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open S Space	Space, an exist	ing/proposed Country	
Green Belt & Green Wedge	!	5		n the Metropolitan Green E			
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily w			
Protected Natural Features 0			Site partially or wholly	comprises of one or more	protected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	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		Grade		s stops. An existing access site. Wholly covered by TPC			
Availability Criteria:				Availability	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector		-	
Land Condition		3	Low intensity land use	S			
Legal Constraints		5	Site does not face any				
Planning Permission or		N/A	·				
Allocation		•					
Comments on Availability							
Achievability Criteria:				Achievabilit	y Rating:	Green	
Viability		5	Development is likely		, ,		
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			1 2 2 2 7 2 2 2				
Comments on Achievability							

SHELAA Reference:	CFS282	RAG Rating:	Yellow	3	0 May 2023		
Site Address:	Land North	of South Woodham Fe	rrers, SWF, Chelmsford				
Parish:	South Woo	dham Ferrers	Total Score:	108			
Developable Site Area	133.658		Reason for	Gas pipe	and Buffer (1.582ha),		
(ha):			discounted areas:	Electricity	/ line (0.06ha)		
Potential Yield:	3742		Typology:	24			
Proposed Use:	Mixed Use		Comments on the size	Size of sit	e is potentially suitable		
			of site:	for all em	ployment use		
Suitability Criteria:			Suitability Ra	ating:	Yellow		
Proximity to Employment A	Areas 5	Site is outside of any	existing/proposed employme				
Impact on Retail Areas	5	Chelmsford City Cent	ot result in the loss of establis re, South Woodham Ferrers 1	•			
5		Neighbourhood Cent					
Proximity to the Workplace		+	lking distance of an employm		n ————————————————————————————————————		
Public Transport	5		ralking distance of one or mor				
PROW and Cycling Connect			ralking distance to either a PR		network		
Vehicle Access	5		ng vehicle access into/adjacen				
Strategic Road Access	2		to or is adjacent to a safegua		oad or B-road		
Designated Heritage Assets			any designated heritage asse				
Non-Designated Heritage A			e or more non-designated her				
Archaeological Assets	5		contain any assets of archaed				
Minerals & Waste Constrai		Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site partially lies within an area defined as Open Space, an existing/proposed Country				
Defined Open Space	3	Park or 'Other' Green	Space				
Green Belt & Green Wedge			in the Metropolitan Green Be				
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily with				
Protected Natural Features	0		y comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	2	Up to 25% of the site	area is within Flood Zone 3				
Air Quality Management A			Site is in excess of 500m from a designated AQMA				
Ground Condition Constrai		Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbouring constraints					
Proximity to Key Services	5	Woodham Ferrers To	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	B14		f bus stops. Vehicle and Pede o Protected Lanes. Natural Gro a LoWS.				
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/w	illing owner/public sector				
Land Condition	5	Vacant land & buildin	igs				
Legal Constraints	5	Site does not face any	y known legal issues				
Planning Permission or	Site	e is already allocated in	the Local Plan forming par	t of SGS10.	See 20/00002/MAS		
Allocation		d 22/01961/OUT, 22/01			•		
Comments on Availability			es run through the site. Site n	ot within pro	omoters ownership.		
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability		Up to 5 years					
Comments on Achievability		<u> </u>					

SHELAA Reference: (CFS283		RAG Rating:	Aml	per	3	0 May 2023
Site Address:	Land sou	uth of	Sheepcotes Roundab	out, Lit	tle Waltham, Chel	msford	
Parish:	Little Wa	althan	n	Total	Score:	83	
Developable Site Area	22.8			Reaso	on for		
(ha):				disco	unted areas:		
Potential Yield:	391			Typol	ogy:	1	
Proposed Use:	Resident	tial		Comr	nents on the size		
	<u> </u>			of site	9:		
Suitability Criteria:					Suitability Ra	ating:	Amber
Proximity to Employment A	reas 5	5	Site is outside of any e	xisting/	proposed employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centre			•	
			Neighbourhood Centre				
Proximity to the Workplace	. ()	Site is in excess of 2km		· · · · · · · · · · · · · · · · · · ·		cation
Public Transport	5		Site is within 400m wa				
PROW and Cycling Connecti			Site is within 100m wa				network
Vehicle Access	5		A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		N/A					
Designated Heritage Assets		3	Site is adjacent to one				
Non-Designated Heritage A			Site does not contain a				
Archaeological Assets	5		Site is not thought to o		-		
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				
5.5.10.6							
Defined Open Space 5			Site does not lie within Park or 'Other' Green	Space			
Green Belt & Green Wedge	()	Wedge				itan Green Belt or Green
Land Classification	0)	Site is predominantly (Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,
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	5	Site is wholly within Fl				
Air Quality Management Ar	eas 5	5	Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrain	nts 3	3	Ground treatment is expected to be required on part of the site				
Neighbouring Constraints	C)	Site has neighbouring constraints with no potential for mitigation				
Proximity to Key Services	()	Site is in excess of 2km Centre/South Woodha		-	more service	s and the City
Community Facilities	3	3	Development would p existing/proposed sch- recreation facility				
Comments on Suitability	E	3raintr	•	nservati	on area. Within 100r	n of Sheepcp	ites Wood (LoWS). Small
	a	area of	contaminated land to s	outhern	1		
Availability Criteria:					Availability R		Yellow
Land Ownership		3	Promoter has an option	n to pur	chase site or collabo	rate with exi	isting owner
Land Condition	5	5	Vacant land & building	•			
Legal Constraints	3	3	Site may possibly face	legal iss	ues		
Planning Permission or Allocation	1	N/A					
Comments on Availability			vner/s have not been inv sion. Site not within pro			dence of land	downer/s support with
Achievability Criteria:					Achievability	Rating:	Green
Viability	5	,	Development is likely	viable			
VIUDIIILY	-						
Timescale for Deliverability		5	Up to 5 years				

SHELAA Reference: 1	L5SLAA1	RAG Rating:	Yellow	30 May 2023		
Site Address:	Land North C	of Woodhouse Lodge, '	Woodhouse Lane, Little W	/altham, Ch	elmsford, Essex	
Parish:	Little Waltha	m	Total Score:	97		
Developable Site Area	28.21		Reason for			
(ha):			discounted areas:			
Potential Yield:	484		Typology:	1		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Yellow	
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas	5	Development does no	t result in the loss of establis	hed shops ar	d services within	
		Neighbourhood Centr				
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocation	1	
Public Transport	5		alking distance of one or mor			
PROW and Cycling Connecti	vity 5		alking distance to either a PR	-	network	
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A					
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets		
Non-Designated Heritage As	ssets 5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets	0	Site is thought to cont	tain one or more assets of arc	chaeological i	nterest	
Minerals & Waste Constrain	nts 2		ally within an identified Mine be undertaken in the form o	_	•	
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ng/proposed Country	
Green Belt & Green Wedge	5	Site does not lie within	n the Metropolitan Green Be	lt or Green W	/edge	
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,	
Protected Natural Features	0	Site partially or wholly	comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Air Quality Management Are	eas 5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts 3	Ground treatment is e	expected to be required on pa	art of the site		
Neighbouring Constraints	5	Site has no neighbour	ing constraints			
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers Tov	king distance of all services a wn Centre	nd/or the Cit	y Centre/South	
Community Facilities	3		out additional strain on but no ool/healthcare facility/place			
Comments on Suitability		n DSB. In range of bus stocted under TPO/2001/04	pps. Access to Blasford Hill, Li 0, TPO/2004/065.	ttle Waltham	. Handful of trees	
Availability Criteria:			Availability R	Rating:	Yellow	
Land Ownership	3	Promoter has an option	on to purchase site or collabo	rate with exi	sting owner	
Land Condition	5	Vacant land & building	gs			
Legal Constraints	3	Site may possibly face	legal issues			
Planning Permission or	Site i		hin the Local Plan forming	g part of SG	S8. See	
Allocation		0001/MAS, 20/02064/				
Comments on Availability	Multip		nce of all landowner/s suppor	t with submi	ssion. Entire site not	
		•	Achievability	Rating:	Green	
Achievability Criteria:			/ terric valority		Giccii	
•	5	Development is likely		110.0111.61	Green	
Achievability Criteria: Viability Timescale for Deliverability	5	Development is likely Up to 5 years			Green	

SHELAA Reference: 1	L5SLAA2	RAG Rating:	RAG Rating: Green 30 May 20				
Site Address:	Land Rear	Of 6 To 16 Highfields M	ead, East Hanning	gfield, Chelmsford, E	ssex		
Parish:	East Hann	ingfield	Total Score:	112			
Developable Site Area	1.25		Reason for				
(ha):			discounted are	eas:			
Potential Yield:	28		Typology:	4			
Proposed Use:	Residentia	I	Comments on	the size			
			of site:				
Suitability Criteria:			Suita	bility Rating:	Green		
Proximity to Employment Areas 5		Site is outside of any	existing/proposed	employment allocation	1		
Impact on Retail Areas	5	Chelmsford City Cent Neighbourhood Cent	re, South Woodhar res	of established shops a n Ferrers Town Centre	or any designated		
Proximity to the Workplace	5	Site is within 2km wa	lking distance of ar	employment allocation	n		
Public Transport	5	Site is within 400m w	valking distance of o	one or more services			
PROW and Cycling Connecti				either a PROW or cycle	network		
Vehicle Access	5	A route exists enablin	ng vehicle access in	to/adjacent to the site			
Strategic Road Access	N/	Ä					
Designated Heritage Assets		Site does not contain	any designated he	ritage assets			
Non-Designated Heritage As	sets 5	Site does not contain	any non-designate	d heritage assets			
Archaeological Assets		Site is not thought to	contain any assets	of archaeological inter	rest		
Minerals & Waste Constrain	ts 5	Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Park or 'Other' Greer	n Space		ting/proposed Country		
Green Belt & Green Wedge	5			Green Belt or Green \			
Land Classification	0	Grade 2 or Grade 3			classification/s: Grade 1		
Protected Natural Features	3	designated protected	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 F	Site is wholly within Flood Zone 1				
Air Quality Management Are	eas 5	Site is in excess of 50	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	ts 5	Ground treatment is	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbou	ring constraints				
Proximity to Key Services	3	Site is within 2km wa Woodham Ferrers To		services and/or the Ci	ty Centre/South		
Community Facilities	3	•	•	n on but not result in t cility/place of worship/			
Comments on Suitability	Ad	jacent to DSB. In range of b	us stops. Vehicular	access via Bicknacre R	oad, East Hanningfield.		
Availability Criteria:			Avail	ability Rating:	Green		
Land Ownership	3	Promoter has an opti		or collaborate with ex	risting owner		
Land Condition	5	Vacant land & buildir					
Legal Constraints	5	Site does not face an	-	S			
Planning Permission or	N/						
Allocation	.,,						
Comments on Availability							
Comments on Availability Achievability Criteria:			Achie	vability Rating:	Green		
Achievability Criteria:	5	Development is likely		evability Rating:	Green		
<u> </u>	5 5	Development is likely Up to 5 years		vability Rating:	Green		

SHELAA Reference:	15SLA	43	RAG Rating:	Green	3	0 May 2023		
Site Address:	Land So	uth W	est Of Cloughs Cottag	ge, Main Road, Boreham,	eham, Chelmsford, Essex			
Parish:	Boreha	m		Total Score:	106			
Developable Site Area	2.06			Reason for				
(ha):				discounted areas:				
Potential Yield:	40			Typology:	3			
Proposed Use:	Resider	ntial		Comments on the size				
Suitability Criteria:				of site: Suitability Ra	ting:	Green		
•	roos	5	Sita is autsido of any o	xisting/proposed employme				
Proximity to Employment A		5		t result in the loss of establis				
Impact on Retail Areas		5	•	e, South Woodham Ferrers T	•			
Proximity to the Workplace	;	5	Site is within 2km wall	king distance of an employm	ent allocatio	n		
Public Transport		5	Site is within 400m wa	lking distance of one or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking distance to either a PR	OW or cycle	network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		0	Site contains one or m	ore designated heritage asse	ets			
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets			
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constrain	nts	0	Site is wholly or partia	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 Park or 'Other' Green	n an area defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	n Belt & Green Wedge 5			space n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification		0		Greenfield and primarily with				
Land Classification	Grade 2 or Grade 3			oreenned and primarily with	iiii tire iana t	siassimeation, s. Grade 1,		
Protected Natural Features		5		m of any locally designated properties international/national designational designation in the second secon				
Flood Risk Constraints		5	Site is wholly within Fl		•			
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 Tov					
Community Facilities		3	· ·	ut additional strain on but no				
			o., .	ool/healthcare facility/place	of worship/s	sports, leisure, or		
Community on Cuitability		Adiaco	recreation facility	s stops. The site adjoins the	D1127 An in	formal road pull off / car		
Comments on Suitability		•	•	nn. Adjacent to Grade 2 lister		•		
		•	vation area.	mi riajacent to Grade 2 notes	a banamg. r	artially within a		
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		5	Vacant land & building	· · ·				
Legal Constraints		5	Site does not face any					
Planning Permission or		N/A	1 22 22 20 7	<u> </u>				
Allocation		,						
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely	•				
Timescale for Deliverability		5	Up to 5 years	-				
Comments on Achievability			- 12 22 7 30.0					
Comments on Achievability								

SHELAA Reference:	SHELAA Reference: 15SLAA4		Red	30 May 2023			
Site Address:	Land At Marg	garetting Service Statio	on, Main Road, Margarett	ing, Ingates	tone, Essex		
Parish:	Margaretting	•	Total Score:	100			
Developable Site Area	0.53		Reason for				
(ha):			discounted areas:				
Potential Yield:	10		Typology:	5			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any o	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Development does no	ot result in the loss of establis	hed shops ar	nd services within		
			re, South Woodham Ferrers T	own Centre	or any designated		
		Neighbourhood Centr					
Proximity to the Workplace			n walking distance of an emp	-	cation		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connect			alking distance to either a PR		network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A						
Designated Heritage Assets			any designated heritage asse				
Non-Designated Heritage A			Site does not contain any non-designated heritage assets				
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co		irding Area. S	ite is not within a		
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Be Wedge					
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3					
Protected Natural Features	0		comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1				
Air Quality Management A		Site is in excess of 500	Om from a designated AQMA				
Ground Condition Constrain		Ground treatment is r	not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	0		m walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities	5	Development would r	not result in the loss of nor pu nool/healthcare facility/place				
Comments on Suitability	Outsid		s stops. 2 trees protected und	der TPO/2004	4/044.		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector		3.00		
Land Condition	5	Vacant land & building					
Legal Constraints	5	Site does not face any					
Planning Permission or	N/A	Site does not race any	MIOWII ICEUI ISSUES				
Allocation	IV/A						
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely					
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		1					

SHELAA Reference:	15SLAA	6	RAG Rating:	Red		3(0 May 2023	
Site Address:	Hill Hou	se, Ma	ain Road, Rettendon (Commo	n, Chelmsford, Ess	ex, CM3 8E	Α	
Parish:	Rettend				Score:	104		
Developable Site Area	19.13			Reason for				
(ha):				disco	unted areas:			
Potential Yield:	328	328			ogy:	1		
Proposed Use:	Residen	tial		Comr	ments on the size			
				of site	e:			
Suitability Criteria:				Suitability Ra	iting:	Red		
Proximity to Employment A	Proximity to Employment Areas 5			existing/	proposed employme	nt allocation		
Impact on Retail Areas	!	5	Development does no			•		
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated	
Dravimity to the Werkplace			Neighbourhood Centre Site is within 2km wall		ance of an employm	ont allocation	<u> </u>	
Proximity to the Workplace		5					I	
Public Transport		5 0	Site is within 400m wa Site is not connected t				rb	
PROW and Cycling Connect		5 5	A route exists enabling			-	II N	
Vehicle Access Strategic Road Access		5 N/A	A TOUTE EXISTS ELIGIBILITY	5 VEHILLE	access into/aujacen	t to the site		
_			Site does not contain	any doci	anated heritage asso	tc		
Designated Heritage Assets		5	Site does not contain a	-				
Archaeological Assets	Non-Designated Heritage Assets 5 Archaeological Assets 5			Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Willierais & Waste Constian	,	Minerals or Waste Co			ruing Area. 3	ite is not within a		
Defined Open Space		5	Site does not lie within			ace, an existi	ing/proposed Country	
				Space		l: 0 1		
Green Belt & Green Wedge		3	Site partially lies withi					
Land Classification	sification 0 Site is predomin Grade 2 or Grade				eid and primarily witr	iin the land c	lassification/s: Grade 1,	
Protected Natural Features	!	5	Site is in excess of 100					
Florad Biolo Constraints			excess of 500m of any international/national designated protected natural features Site is wholly within Flood Zone 1					
Flood Risk Constraints		5	•					
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA Ground treatment is not expected to be required					
Ground Condition Constraints		5 5	Site has no neighbouri					
Neighbouring Constraints		0	Site is in excess of 2km			moro corvico	s and the City	
Proximity to Key Services		U	Centre/South Woodha			HOLE SELVICE	and the City	
Community Facilities		3	Development would p			ot result in th	e loss of on an	
,			existing/proposed sch					
			recreation facility					
Comments on Suitability		Adjace	nt to DSB. In range of bu	ıs stops.	I			
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil		ner/public sector			
Land Condition		3	Low intensity land use					
Legal Constraints		5	Site does not face any	known	legal issues			
Planning Permission or		N/A						
Allocation Comments on Availability		Site cu	rrently in use for other p	urnosos	<u> </u>			
·		one cu	Trendy in use for other p	ui poses		Dating	Groop	
Achievability Criteria:			Davidonm t :- : - 1	uiah!-	Achievability	Kaung:	Green	
Viability		5	Development is likely	eldeiv				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:	15SLA	A7	RAG Rating:	Amb	er	3	0 May 2023	
Site Address:	Southe	ern Wo	od, London Road, Gre	at Notle	ey, Braintree, Esse	x, CM77 70	L	
Parish:	Great	Leighs		Total	Score:	109		
Developable Site Area	0.35			Reaso	n for			
(ha):					ınted areas:			
Potential Yield:	16	16			ogy:	20		
Proposed Use:	Reside	Residential			nents on the size			
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation	•	
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South		•		
Proximity to the Workplace	!	5	Site is within 2km wall	king dista	ance of an employm	ent allocatio	n	
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets		5	Site does not contain a	any desig	nated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets 5			Site is not thought to	contain a	ny assets of archaed	ological inter	est	
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 Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge 5			Site does not lie within	n the Me	tropolitan Green Be	lt or Green V	Vedge	
Land Classification	nd Classification 5				y Developed Land			
Protected Natural Features		3	· ·				within 100m of a locally	
			designated protected			m of an inte	rnational/national	
Fland Diels Cometersints			designated protected					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 n existing/proposed sch recreation facility	ot result	in the loss of nor pu			
Comments on Suitability		Outsid border	e of DSB. In range of bus	stops. V	Vithin 100m of Bush	y Wood (LoV	VS) and TPO02001/083	
Availability Criteria:		Soruei	3 31.0.		Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling own			3.00	
Land Condition		4	Established single use	., , , , , ,	- , ,			
Legal Constraints		5	Site does not face any	known I	egal issues			
Planning Permission or		N/A	and add not race any		-0			
Allocation		11/7						
Comments on Availability		Site cu	rrently in use for other p	urposes				
Achievability Criteria:				- F 2000	Achievability	Rating	Yellow	
•		5	Development is likely	viahle	Achievability	Maurig.	I CIIOVV	
Viability Timescale for Deliverability		4	Over 5 years	vianie				
		4	Over 3 years					
Comments on Achievability								

SHELAA Reference:	15SLA	8	RAG Rating:	Red		30	O May 2023
Site Address:	38 Victo	oria Ro	ad, Writtle, Chelmsfo	rd, CM1	3PA		
Parish:	Writtle			Total 9	Score:	116	
Developable Site Area	0.36	0.36			n for		
(ha):					nted areas:		
Potential Yield:	11			Typolo	ogy:	17	
Proposed Use:	Resider	ntial		Comm	ents on the size		
				of site	:		
Suitability Criteria:					Suitability Ra	ating:	Red
Proximity to Employment A	reas	5	Site is outside of any e	existing/p	roposed employme	nt allocation	
Impact on Retail Areas		5	Development does no Chelmsford City Centr	e, South		•	
Donatos to the the Manhalana		_	Neighbourhood Centre		nee of an ampleum	ont allocation	
Proximity to the Workplace	9	5	Site is within 2km wall				1
Public Transport		5	Site is within 400m wa				actwork
PROW and Cycling Connect	ivity	5	Site is within 100m wa				ICLWUI K
Vehicle Access		5 N/A	A route exists enabling	g venicie	access mio/adjacen	t to the site	
			Site does not contain a	any docia	nated haritage acco	+c	
Designated Heritage Assets Non-Designated Heritage Assets			Site does not contain a				
							ost .
Archaeological Assets 5 Minerals & Waste Constraints 5			Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area		ace, an existi	ng/proposed Country
Green Belt & Green Wedge	:	3	Site partially lies withi	-	tropolitan Green Be	lt or Green V	/edge
Land Classification		3	Site is predominantly classification/s: Grade		•	-	
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 Ar		5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	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 wall Woodham Ferrers Tov			nd/or the Cit	y Centre/South
Community Facilities		5	Development would n		•		
			existing/proposed sch	iooI/healt	ncare facility/place	of worship/s	ports, leisure, or
Comments on Suitability		Adjace	recreation facility nt to DSB. In range of bu	is stone 1	Priority 2 contamina	nted land SOP	C000414 and FCC
Comments on Suitability		-	7 along eastern boundar	-	Tionty 2 containing	iteu iaiiu 50i	COOO414 and Lee
Availability Criteria:					Availability F	Rating:	Green
Land Ownership		5	Held by developer/wil	lling own	er/public sector		
Land Condition		4	Established single use				
Legal Constraints		5	Site does not face any	known le	egal issues		
Planning Permission or Allocation		N/A					
Comments on Availability		Site cu	rrently in use for other p	ourposes.			
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable			1
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			. ,				
TELLINE TO THE TOTAL VALUE OF THE VALUE OF T							

SHELAA Reference: 1	L5SLAA9	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Norwood, L	ondon Road, Great Not	tley, Braintree, Essex, CM7	77 7QL			
Parish:	Great Leigh	S	Total Score:	109			
Developable Site Area	0.47		Reason for				
(ha):			discounted areas:				
Potential Yield:	17		Typology:	20			
Proposed Use:	Residential		Comments on the size of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	•	ot result in the loss of establis re, South Woodham Ferrers T res	•			
Proximity to the Workplace	5	Site is within 2km wa	lking distance of an employm	ent allocatio	n		
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connecti	vity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enabling	ng vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage As	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constrain	nts 0	Consultation Area wh	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 with Park or 'Other' Green	in an area defined as Open Sp I Space	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie with	in the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	5	Site is predominantly	Previously Developed Land				
Protected Natural Features	3	· ·	se of any protected natural fe		•		
		designated protected natural feature or within 500m of an international/national					
Flood Risk Constraints	5		designated protected natural feature Site is wholly within Flood Zone 1				
Air Quality Management Ar		Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain			Ground treatment is not expected to be required				
Neighbouring Constraints	3		Site has neighbouring constraints with potential for mitigation				
Proximity to Key Services	0		m walking distance of one or		es and the City		
Frominity to key services	ľ		am Ferrers Town Centre	more service	is and the city		
Community Facilities	5	Development would in existing/proposed scheme recreation facility	not result in the loss of nor punool/healthcare facility/place	of worship/s	sports, leisure, or		
Comments on Suitability			s stops. The site is served by	an existing v	ehicular and pedestrian		
Availability Criteria:	acce	ss. Within 100m of Bushy	Availability F	Pating:	Green		
-	l e	Hold by dayalanas /:	illing owner/public sector	vaurig.	JIEEN		
Land Ownership Land Condition	5	Low intensity land us					
	5	Site does not face any					
Legal Constraints			y KITOWIT IEBAI 1880E8				
Planning Permission or Allocation	N/A						
Comments on Availability	Site	currently in use for other	purposes.				
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely					
			-				
Timescale for Deliverability	5	Up to 5 years					

SHELAA Reference:	15SLAA10	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land South	West Of Southernwood	d, London Road, Great No	tley, Essex			
Parish:	Great Leigh	S	Total Score:	105			
Developable Site Area	0.27		Reason for				
(ha):			discounted areas:				
Potential Yield:	8		Typology:	18			
Proposed Use:	Residential		Comments on the size				
Cuitabilita Cuitavia			of site:	. *	Amban		
Suitability Criteria:		Cita in autoida af anu	Suitability Ra		Amber		
Proximity to Employment A		-	existing/proposed employme				
Impact on Retail Areas	5		ot result in the loss of establis re, South Woodham Ferrers T res				
Proximity to the Workplace	5		king distance of an employm		n		
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacer	nt to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archae	ological inter	est		
Minerals & Waste Constrain	nts 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							
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily witl	hin the land o	classification/s: Grade 1,		
Protected Natural Features	3	designated protected	e of any protected natural fe natural feature or within 500				
Flood Dick Constraints	5	designated protected Site is wholly within F					
Flood Risk Constraints							
Air Quality Management Ar			Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		Ground treatment is not expected to be required					
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation Site is in excess of 2km walking distance of one or more services and the City					
Proximity to Key Services	U		am Ferrers Town Centre	IIIOI E SEI VICE	s and the city		
Community Facilities	5	Development would r	not result in the loss of nor purposed in the loss of nor				
Comments on Suitability	Outs		s stops. The site is served by	an existing ve	ehicular and pedestrian		
	acce	ss. Within 100m of Bushy	Wood(LoWS).				
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	4	Established single use					
Legal Constraints	5	Site does not face any					
Planning Permission or	N/A						
Allocation							
Comments on Availability	Site	currently in use for other p	ourposes.				
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely		J-			
Timescale for Deliverability		Up to 5 years					
Comments on Achievability		1 - 1 - 1					
The state of the s							

SHELAA Reference: 3	15SLAA12	RAG Rating:	Amber		30) May 2023
Site Address:	Land East Of	The Green Man, Main	Road, Howe S	Street, Chelmsford	d	
Parish:	Great Waltha	m	Total Score:	110		
Developable Site Area	0.83		Reason for			
(ha):			discounted	areas:		
Potential Yield:	19		Typology:	4		
Proposed Use:	Residential		Comments	on the size		
			of site:			
Suitability Criteria:			Sui	tability Rating	:	Amber
Proximity to Employment A	reas 5	Site is outside of any e	xisting/propose	ed employment allo	cation	
Impact on Retail Areas	5	Development does not Chelmsford City Centre Neighbourhood Centre	e, South Woodl es	nam Ferrers Town C	entre c	or any designated
Proximity to the Workplace	5	Site is within 2km walk	king distance of	an employment allo	ocation	
Public Transport	5	Site is within 400m wa	Ilking distance o	of one or more servi	ces	
PROW and Cycling Connect		Site is within 100m wa	Iking distance t	o either a PROW or	cycle n	etwork
Vehicle Access	5	A route exists enabling	g vehicle access	into/adjacent to the	e site	
Strategic Road Access	N/A					
Designated Heritage Assets	5	Site does not contain a	any designated	heritage assets		
Non-Designated Heritage A	ssets 5	Site does not contain a	any non-design	ated heritage assets	5	
Archaeological Assets	5	Site is not thought to o	contain any asso	ets of archaeologica	lintere	st
Minerals & Waste Constrain	nts 5	Minerals or Waste Cor				
Defined Open Space	5	Site does not lie within Park or 'Other' Green	Space			
Green Belt & Green Wedge	5	Site does not lie within				
Land Classification	0	Site is predominantly 0 Grade 2 or Grade 3				
Protected Natural Features	3	Site does not comprise designated protected in designated protected in	natural feature			
Flood Risk Constraints	2	Up to 25% of the site a	area is within Fl	ood Zone 3		
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a desig	nated AQMA		
Ground Condition Constrair	nts 5	Ground treatment is n	ot expected to	be required		
Neighbouring Constraints	5	Site has no neighbouri	ng constraints			
Proximity to Key Services	0	Site is in excess of 2km Centre/South Woodha	m Ferrers Tow	n Centre		
Community Facilities	5	Development would no existing/proposed school recreation facility		•		
Comments on Suitability	Adjace	ent to DSB. In range of bu	ıs stops. Possibl	e existing access off	f Luck's	Lane.
Availability Criteria:			Ava	ilability Rating	g:	Green
Land Ownership	5	Held by developer/will	ling owner/pub	lic sector		
Land Condition	5	Vacant land & building				
Legal Constraints	5	Site does not face any		ues		
Planning Permission or	N/A	<u>, , , , , , , , , , , , , , , , , , , </u>				
Allocation	,					
Comments on Availability						
Achievability Criteria:			Ach	ievability Rati	ing:	Green
				•	_	
Viability	5	Development is likely v	viable			
Viability Timescale for Deliverability	5	Up to 5 years	viable			

SHELAA Reference:	15SLAA13	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land Opposite	e 19 To 23, Church Gr	een, Broomfield, Chelmsf	ord, Essex		
Parish:	Broomfield		Total Score:	101		
Developable Site Area	3.89		Reason for			
(ha):			discounted areas:			
Potential Yield:	76		Typology:	3		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas	5	· ·	t result in the loss of establis	•		
			e, South Woodham Ferrers T	own Centre	or any designated	
Dravimity to the Werkelese	5	Neighbourhood Centr	es king distance of an employm	ont allocation	2	
Proximity to the Workplace					· · · · · · · · · · · · · · · · · · ·	
Public Transport	5		alking distance of one or mor alking distance to either a PR		network	
PROW and Cycling Connect	ivity 5		g vehicle access into/adjacen	-	HELWUIK	
Vehicle Access		A Toute exists enability	g veriicie access irito/aujaceri	to the site		
Strategic Road Access	N/A	Site contains one or =	nore designated heritage asse	ntc .		
Designated Heritage Assets			nore designated heritage asse			
				oct		
Archaeological Assets Minerals & Waste Constrair	5 nts 5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Willierals & Waste Constrain	11.5	Minerals or Waste Co	•	ruing Area. 3	ite is not within a	
Defined Open Space	5		n an area defined as Open Sp	ace, an exist	ing/proposed Country	
		Park or 'Other' Green Space				
Green Belt & Green Wedge	5	Site does not lie within	n the Metropolitan Green Be	lt or Green W	Vedge	
Land Classification	3	• •	Greenfield and primarily with 4, Grade 5, non-agricultural	_		
Protected Natural Features	0	Site partially or wholly	comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints	5	Site is wholly within F	ood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required			
Neighbouring Constraints	5	Site has no neighbour	ing constraints			
Proximity to Key Services	0		n walking distance of one or	more service	s and the City	
			am Ferrers Town Centre			
Community Facilities	3	·	out additional strain on but no ool/healthcare facility/place			
		recreation facility	oon hearthcare racinty, place	or worsinh/s	por 13, 1613u1 6, 01	
Comments on Suitability	Adjace	,	us stops. Adjacent to Grade 2	listed buildir	ng. Partially within a	
			ected under TPO/2005/069.		· .	
Availability Criteria:			Availability F	Rating:	Yellow	
Land Ownership	0	Known to be in partice	ularly complex/multiple own	ership		
Land Condition	5	Vacant land & building				
Legal Constraints	5	Site does not face any known legal issues				
Planning Permission or	N/A					
Allocation						
Comments on Availability	Multip	le ownership. Entire site	not within promoters contro	ol.	<u> </u>	
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely				
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability						

SHELAA Reference:	L5SLAA16	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land East Of	Banters Lane, Banters	Lane, Great Leighs, Cheln	nsford		
Parish:	Great Leighs		Total Score:	101		
Developable Site Area	5.72		Reason for			
(ha):			discounted areas:			
Potential Yield:	98		Typology:	2		
Proposed Use:	Residential		Comments on the size			
6 11 1111 6 21 22			of site:			
Suitability Criteria:	2	Site is adjacent to an o	Suitability Ra		Amber	
Proximity to Employment A	reas 3		t result in the loss of establis			
Impact on Retail Areas	5	·	e, South Woodham Ferrers 1	•		
Proximity to the Workplace	5	Site is within 2km wall	king distance of an employm	ent allocatio	n	
Public Transport	5	Site is within 400m wa	lking distance of one or mor	e services		
PROW and Cycling Connect	vity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network	
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A					
Designated Heritage Assets	5	Site does not contain a	any designated heritage asse	ets		
Non-Designated Heritage A	ssets 5	Site does not contain a	any non-designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts 2	further assessment to	lly within an identified Mine be undertaken in the form o	of a Minerals	Resource Assessment	
Defined Open Space	5	Park or 'Other' Green				
Green Belt & Green Wedge	5		n the Metropolitan Green Be			
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily with			
Protected Natural Features	0		comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints	5	Site is wholly within Flood Zone 1				
Air Quality Management Ar			m from a designated AQMA			
Ground Condition Constrain			xpected to be required on p	art of the site	9	
Neighbouring Constraints	5	Site has no neighbouri				
Proximity to Key Services	0	Centre/South Woodha	n walking distance of one or am Ferrers Town Centre			
Community Facilities	3	· ·	ut additional strain on but no ool/healthcare facility/place			
Comments on Suitability		014/031.Priority 4 conta	ps. Handful of trees on bour minated land witihn site: CH			
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5	Held by developer/wil	ling owner/public sector			
Land Condition	5	Vacant land & building				
Legal Constraints	5					
Planning Permission or	N/A					
Allocation						
Comments on Availability						
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely	•			
		· · · · · · · · · · · · · · · · · · ·				
Timescale for Deliverability	5	Up to 5 years				

Site Address:	Land Fast	·				
	Lanu East	Of 685A Galleywood	Road, Chelmsford, Es	sex		
Parish:	Chelmsfor	d	Total Score:	95		
Developable Site Area	0.18		Reason for			
(ha):			discounted are	as:		
Potential Yield:	5		Typology:	18		
Proposed Use:	Residentia		Comments on t	he size		
			of site:			
Suitability Criteria:			Suitab	ility Rating:	Red	
Proximity to Employment A	reas 5	Site is outside of	any existing/proposed e	mployment allocation		
Impact on Retail Areas	5	Development doe	es not result in the loss o	of established shops ar	nd services within	
		Neighbourhood C				
Proximity to the Workplace	5		walking distance of an		n	
Public Transport	5		m walking distance of o			
PROW and Cycling Connecti	ivity 0		ted to either an existing	•	ork	
Vehicle Access	5		abling vehicle access into	o/adjacent to the site		
Strategic Road Access	N/	A				
Designated Heritage Assets	5	Site does not con	tain any designated her	tage assets		
Non-Designated Heritage A	ssets 5	Site does not con	tain any non-designated	heritage assets		
Archaeological Assets	5	Site is not though	t to contain any assets of	of archaeological inter	est	
Minerals & Waste Constrair	nts 5		an Sha of a site is within a Minerals Safeguarding Area. Site is not within a Is or Waste Consultation Area			
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/proposed (Park or 'Other' Green Space					
Green Belt & Green Wedge	0	Wedge			itan Green Belt or Green	
Land Classification	0	Site is predomina Grade 2 or Grade		narily within the land o	classification/s: Grade 1,	
Protected Natural Features	0	Site partially or w	holly comprises of one	or more protected nat	ural features	
Flood Risk Constraints	5	Site is wholly with				
Air Quality Management Ar	eas 5	Site is in excess o	f 500m from a designate	ed AQMA		
Ground Condition Constrair	nts 5	Ground treatmen	it is not expected to be i	equired		
Neighbouring Constraints	5		bouring constraints			
Proximity to Key Services	3	Site is within 2km Woodham Ferrer	walking distance of all s s Town Centre	services and/or the Cit	ty Centre/South	
Community Facilities	5		uld not result in the loss			
		- ' '	d school/healthcare faci	ity/place of worship/s	sports, leisure, or	
Comments on Suitability	Ad	recreation facility acent to Urban Area. Ir	range of bus stops. 0.0	1ha protected under 1	ΓΡΟ/2008/105.	
Availability Criteria:	1.0			bility Rating:	Yellow	
Land Ownership	0	Known to be in na	articularly complex/mul			
Land Condition	4	Established single	<u> </u>	, and a secondar		
Legal Constraints	3	Site may possibly				
Planning Permission or	N/		0			
Allocation	14/	•				
Comments on Availability		ndowner/s have not been mission. Site not within	en involved in submission promoters control.	n. No evidence of land	downer/s support with	
Achievability Criteria:				vability Rating:	Green	
Viability	5	Development is li		,	1	
			•			
Timescale for Deliverability	5	Up to 5 years				

SHELAA Reference:	15SLAA22	RAG Rating:	Amber	3	0 May 2023		
Site Address:	West Side Of	Entrance To Wood Ha	aven, North Hill, Little Bad	dow, Chelm	nsford, Essex		
Parish:	Little Baddow	,	Total Score:	103			
Developable Site Area	4		Reason for				
(ha):			discounted areas:				
Potential Yield:	78		Typology:	3			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	•	ot result in the loss of establis	•			
		· ·	re, South Woodham Ferrers T	own Centre	or any designated		
Dunisias itus ta tha 1875 alsala a	0	Neighbourhood Centres Site is in excess of 2km walking distance of an employment allocation					
Proximity to the Workplace					Cation		
Public Transport	5		alking distance of one or mor		notwork		
PROW and Cycling Connect			alking distance to either a PR	-	HELWUIK		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A	Cita in adicas at ta	an many design to the C				
Designated Heritage Assets			e or more designated heritage				
Non-Designated Heritage A			any non-designated heritage				
Archaeological Assets	5	_	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrain	nts 5	Minerals or Waste Co	nsultation Area				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	3		Greenfield and primarily with 4, Grade 5, non-agricultural	_			
Protected Natural Features	0		y comprises of one or more p				
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA				
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ring constraints				
Proximity to Key Services	0	Site is in excess of 2kr	m walking distance of one or	more service	s and the City		
•		Centre/South Woodh	am Ferrers Town Centre				
Community Facilities	3		out additional strain on but no				
		existing/proposed sch recreation facility	nool/healthcare facility/place	ot worship/s	sports, leisure, or		
Comments on Suitability	Outsid	·	s stops. Adjacent to grade 2 li	sted huilding	1 tree protected on		
Comments on Sultability		ary under TPO/1983/01		Stea Bullullig	5. I tree protected Off		
Availability Criteria:		·	Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	4	Established single use					
Legal Constraints	5	Site does not face any known legal issues					
Planning Permission or	N/A	1	5				
Allocation	1,7,1						
Comments on Availability	Site cu	rrently in use for other I	purposes.				
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	•				
Timescale for Deliverability	5	Up to 5 years	-				
THE SCALE FOR DELIVERABILITY	,	- 6 20 0 1 2010					

SHELAA Reference: 1	L5SLAA2	RAG Rating:	Green	3	0 May 2023			
Site Address:	Land North	n East Of Telephone Exc	hange, Burnham Road, Sou	uth Woodh	am Ferrers, Chelmsford			
Parish:	South Woo	odham Ferrers	Total Score:	116				
Developable Site Area	44.53		Reason for	Electricity	/ line (0.4ha)			
(ha):			discounted areas:					
Potential Yield:	545		Typology: 27					
Proposed Use:	Mixed Use		Comments on the size	Size of sit	e is potentially suitable			
			of site:	for all em	ployment use			
Suitability Criteria:			Suitability Ra	ating:	Green			
Proximity to Employment A	reas 3	Site is adjacent to an	existing/proposed employme	ent allocation	1			
Impact on Retail Areas	5	Development does n	ot result in the loss of establis	hed shops a	nd services within			
			re, South Woodham Ferrers 1	Town Centre	or any designated			
	_	Neighbourhood Cent						
Proximity to the Workplace			Iking distance of an employm		n			
Public Transport	5		valking distance of one or mor					
PROW and Cycling Connecti			valking distance to either a PR		network			
Vehicle Access	5		ng vehicle access into/adjacen		d Dd			
Strategic Road Access	2		to or is adjacent to a safegua		oad or B-road			
Designated Heritage Assets	5		any designated heritage asse					
Non-Designated Heritage As			any non-designated heritage					
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrain	nts 5	Minerals or Waste Co	onsultation Area					
Defined Open Space	5	Site does not lie with Park or 'Other' Greer	in an area defined as Open Sp 1 Space	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge	5	Site does not lie with	in the Metropolitan Green Be	lt or Green V	Vedge			
Land Classification	3		Greenfield and primarily witle 4, Grade 5, non-agricultural	-				
Protected Natural Features	0	Site partially or wholl	ly comprises of one or more p	comprises of one or more protected natural features				
Flood Risk Constraints	5	Site is wholly within F	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 50	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is	ot expected to be required					
Neighbouring Constraints	5	Site has no neighbou						
Proximity to Key Services	5	Site is within 800m w Woodham Ferrers To	valking distance of all services own Centre	and/or the (City Centre/South			
Community Facilities	3		put additional strain on but no hool/healthcare facility/place					
Comments on Suitability	Wi	thin Urban Area. In range o	of bus stops. Access off Burnha	am Road. 2.5	19ha LoWS.			
Availability Criteria:			Availability F	Rating:	Green			
Land Ownership	5	Held by developer/w	illing owner/public sector					
Land Condition	5	Vacant land & buildir	ngs					
Legal Constraints	5	Site does not face an	y known legal issues					
Planning Permission or Site is already allocated within the Local Plan forming part of					e SGS10. See			
Allocation		, /00002/MAS, 21/01961,						
Comments on Availability								
Achievability Criteria:			Achievability	Rating:	Green			
Viability	5	Development is likely	•	-				
Timescale for Deliverability 5 Up to 5 years								
Thirtescale for Deliverability								

SHELAA Reference:	15SLAA25	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land North \	Vest Of Woodlands An	d Rose Marie, Banter	s Lane, Great Le	eighs, Chelmsford		
Parish:	Great Leighs		Total Score:	106			
Developable Site Area	1.44		Reason for				
(ha):			discounted areas:				
Potential Yield:	32		Typology:	3			
Proposed Use:	Residential		Comments on the s	size			
			of site:		T		
Suitability Criteria:		T 611 11 11	Suitabilit	<u> </u>	Amber		
Proximity to Employment A			existing/proposed emplo				
Impact on Retail Areas	5	•	ot result in the loss of es	•			
		Neighbourhood Centr	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated				
Proximity to the Workplace	. 5		king distance of an emp	loyment allocatio	n		
Public Transport	5		alking distance of one or				
PROW and Cycling Connect			alking distance to either		network		
Vehicle Access	5		g vehicle access into/ad	· · · · · · · · · · · · · · · · · · ·	-		
Strategic Road Access	N/A		<u> </u>	,			
Designated Heritage Assets		Site does not contain	any designated heritage	assets			
Non-Designated Heritage A			any non-designated her				
Archaeological Assets	5				est		
Minerals & Waste Constrain		Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Willierals & Waste Collstrain	1113	Minerals or Waste Consultation Area					
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Op Space	en Space, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Gree	en Belt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily	y within the land o	classification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholly	comprises of one or m	ore protected nat	ural features		
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated A	AMQ			
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be requi	ired			
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	0		n walking distance of on am Ferrers Town Centre		s and the City		
Community Facilities	3	existing/proposed sch	out additional strain on b ool/healthcare facility/p				
Comments on Suitability		-		under TPO/2005/0	038.Majority of site within		
Availability Cuitagia	conta	minated land SOPC00088		itu Datina	Cucan		
Availability Criteria:	F	Hold by dayalanar/wi		ty Rating:	Green		
Land Ownership	5	Vacant land & building	lling owner/public secto	"			
Land Condition	5	Site does not face any					
Legal Constraints				ming part of CC	C7		
Planning Permission or	Site	s already allocated wit	nin the Local Plan for	ming part of SG	3/		
Allocation Comments on Availability							
Achievability Criteria:			Achievah	ility Rating:	Green		
•	5	Development is likely		mey nating.	Jiccii		
Viability Timescale for Deliverability		Up to 5 years	viable				
		op to 3 years					
Comments on Achievability							

SHELAA Reference:	15SLAA2	28	RAG Rating:	Amb	er	3(0 May 2023
Site Address:	Land East	Of 52	2 Main Road, Great L	eighs, C	helmsford, Essex		
Parish:	Great Leig	ghs		Total S	Score:	101	
Developable Site Area	9.03			Reaso	n for		
(ha):				discou	nted areas:		
Potential Yield:	155			Typolo	ogy:	2	
Proposed Use:	Residentia	al		Comm	ents on the size		
				of site	:		
Suitability Criteria:					Suitability Ra	ating:	Amber
Proximity to Employment A	reas 5		Site is outside of any e	existing/p	roposed employme	nt allocation	
Impact on Retail Areas	5		Development does no Chelmsford City Centre Neighbourhood Centre	e, South ' es	Woodham Ferrers T	own Centre	or any designated
Proximity to the Workplace	5		Site is within 2km wall	king dista	nce of an employm	ent allocatior	า
Public Transport	5		Site is within 400m wa	alking dist	ance of one or mor	e services	
PROW and Cycling Connect	ivity 5		Site is within 100m wa	alking dist	ance to either a PR	OW or cycle i	network
Vehicle Access	5		A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access	N/	/A					
Designated Heritage Assets	3		Site is adjacent to one	or more	designated heritage	e assets	
Non-Designated Heritage A	ssets 5		Site does not contain a	any non-d	designated heritage	assets	
Archaeological Assets	5		Site is not thought to o	contain a	ny assets of archaed	ological intere	est
Minerals & Waste Constrain	nts 5		Less than 5ha of a site Minerals or Waste Cor			rding Area. S	ite is not within a
Defined Open Space	5		Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ing/proposed Country
Green Belt & Green Wedge	5		Site does not lie within	n the Met	ropolitan Green Be	lt or Green W	/edge
Land Classification	0		Site is predominantly of Grade 2 or Grade 3	Greenfiel	d and primarily with	nin the land c	lassification/s: Grade 1,
Protected Natural Features	0		Site partially or wholly	compris	es of one or more p	rotected nati	ural features
Flood Risk Constraints	2		Up to 25% of the site a	area is wi	thin Flood Zone 3		
Air Quality Management Ar	eas 5		Site is in excess of 500	m from a	designated AQMA		
Ground Condition Constrain	nts 5		Ground treatment is n	ot expec	ted to be required		
Neighbouring Constraints	5		Site has no neighbouri	ing const	raints		
Proximity to Key Services	0		Site is in excess of 2km Centre/South Woodha			more service	s and the City
Community Facilities	3		Development would p existing/proposed sch- recreation facility	ool/healt	hcare facility/place	of worship/s	ports, leisure, or
Comments on Suitability			nt to DSB. In range of bugs. 0.1ha protected und			d. Adjacent t	o Grade 2 listed
Availability Criteria:					Availability R		Green
Land Ownership	3		Promoter has an option	on to pure	chase site or collabo	rate with exi	sting owner
Land Condition	5	5 Vacant land & buildings					
Legal Constraints	5	5 Site does not face any known legal issues					
Planning Permission or Allocation	N/	/A					
Comments on Availability							
Achievability Criteria:	<u> </u>				Achievability	Rating:	Green
Viability	5	1	Development is likely	viable			1
Timescale for Deliverability		1	Up to 5 years				
Comments on Achievability		1	. ,				
SS							

SHELAA Reference:	15SLAA29	RAG Rating:	Amber	3	0 May 2023			
Site Address:	Land North	West Of Blatch Cote, W	/hite Elm Road, Bicknacre	, Chelmsfor	d, Essex			
Parish:	Bicknacre		Total Score:	100				
Developable Site Area	0.56		Reason for					
(ha):			discounted areas:					
Potential Yield:	11		Typology:	5				
Proposed Use:	Residential		Comments on the size					
			of site:					
Suitability Criteria:			Suitability Ra	ating:	Amber			
Proximity to Employment A	reas 5	Site is outside of any of	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas	5	· ·	Development does not result in the loss of established shops and services within					
		· ·	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
B : ::			Neighbourhood Centres Site is in excess of 2km walking distance of an employment allocation					
Proximity to the Workplace				-	cation			
Public Transport	0		Om walking distance from all		ark.			
PROW and Cycling Connect			to either an existing PROW o	-	JIK			
Vehicle Access	5		g vehicle access into/adjacen	it to the site				
Strategic Road Access	N/A							
Designated Heritage Assets			any designated heritage asse					
Non-Designated Heritage A			any non-designated heritage					
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a						
Minerals & Waste Constrain	nts 5	Minerals or Waste Co	nsultation Area					
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ing/proposed Country			
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge			
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,			
Protected Natural Features	0		y comprises of one or more p	rotected nat	ural features			
Flood Risk Constraints	5	Site is wholly within F						
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required					
Neighbouring Constraints	5	Site has no neighbour						
Proximity to Key Services	5	Site is within 800m was Woodham Ferrers To	alking distance of all services wn Centre	and/or the C	City Centre/South			
Community Facilities	5		not result in the loss of nor pu nool/healthcare facility/place					
Comments on Suitability	Adja	cent to DSB. 0.161ha prot	ected under TPO/2000/032.					
Availability Criteria:			Availability F	Rating:	Green			
Land Ownership	5	Held by developer/wi	lling owner/public sector	-				
Land Condition	5	Vacant land & buildin	gs					
Legal Constraints	5	Site does not face any	known legal issues					
Planning Permission or								
Allocation								
Comments on Availability		ns part of residential garde			T -			
Achievability Criteria:			Achievability	Rating:	Green			
Viability	5	Development is likely	viable					
Timescale for Deliverability		Up to 5 years						
Comments on Achievability								

Site Address: Parish: Developable Site Area (ha): Potential Yield:	Land South (Of Southwood House, \	Woodhouse Lane Little W	/althaus Ch			
Developable Site Area (ha):	Little Waltha		voodilouse Earle, Eittle vi	aitham, Ch	elmstord, Essex		
(ha):		am	Total Score:	113			
	0.07		Reason for				
Potential Yield:			discounted areas:				
. Staritian Heidi	2		Typology:	19			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	·	t result in the loss of establis e, South Woodham Ferrers T es	•			
Proximity to the Workplace	5	Site is within 2km wall	king distance of an employm	ent allocation	n		
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connecti	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle i	network		
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacer	t to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ts			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrair	nts 5	Minerals or Waste Co					
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5		n the Metropolitan Green Be				
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily witl				
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature				
Flood Risk Constraints	5	Site is wholly within Fl	ood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrair	nts 5	Ground treatment is n	ot expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	0	Centre/South Woodha	n walking distance of one or am Ferrers Town Centre				
Community Facilities	5	· ·	ot result in the loss of nor pu ool/healthcare facility/place				
Comments on Suitability	Outsi	de of DSB. In range of bus	stops.				
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wil	ling owner/public sector		•		
Land Condition	5	Vacant land & building	gs				
Legal Constraints	5						
Planning Permission or	N/A	<u> </u>					
Allocation							
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely	·		1		
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		77 11 2 700.0					

Site Address: Land South Of Woodlands, East Hamingfield Road, Sandon, Chelmsford, Essex	SHELAA Reference:	15SLAA3	33	RAG Rating:	Am	ber	30	0 May 2023
Developable Site Area Chair Chai	Site Address:	Land Sout	th Of	Woodlands, East Har	nningfi	eld Road, Sandon, (Chelmsford	, Essex
Potential Yield: 11 Typology: Potential Yield: Typology: Potential Yield: Typology: Proposed Use: Residential - G&T Comments on the size of site: Suitability Rating: Amber Proximity to Employment Areas S Site is outside of any existing/proposed employment allocation Impact on Retail Areas S Development does not result in the loss of established shops and services within Chemisford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Nei	Parish:	Sandon			Total	Score:	110	
Potential Yield:	Developable Site Area	0.24			Reas	on for		
Proposed Use: Residential - G&T Comments on the size of site:	(ha):				disco	unted areas:		
Suitability Criteria: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas S Site is outside of any existing/proposed employment allocation Chemisford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Neighbourhood Centres Proximity to the Workplace O Site is in excess of 2km walking distance of an employment allocation Public Transport S Site is with A000m valking distance of one or more services PROW and Cycling Connectivity Site is in excess of 2km walking distance of one or more services PROW and Cycling Connectivity Site is in excess of 2km walking distance of one or more services PROW and Cycling Connectivity Site is in excess of 2km walking distance of one or more services PROW and Cycling Connectivity Site is in ot 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 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any on-designated heritage assets Non-Designated Heritage Assets 5 Site does not ontain any assets of archaeological interest Minerals & Waste Constraints 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 1 Site does not lie within an treat defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Flood Risk Constraints 5 Site is in excess of 500m 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 in excess of 500m of any locally designated protected natural features Flood Risk Constraints 5 Site is in excess of 500m of any inte	Potential Yield:	11			Туро	logy:	20	
Suitability Criteria: Suitability Rating: Amber	Proposed Use:	Residentia	al - G	&T	Comr	ments on the size		
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation					of sit	e:		
Impact on Retail Areas	Suitability Criteria:					Suitability Ra	iting:	Amber
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace OSite is in excess of 2km walking distance of an employment allocation Proximity to the Workplace Site is in excess of 2km walking distance of an employment allocation Site is in excess of 2km walking distance of an employment allocation Site is not connected to either an existing PROW or cycle network Vehicle Access South Access on a sadjacent to the strategic road network, primary road network, a safeguarded trunk road or a Paroad Designated Heritage Assets South Access S	Proximity to Employment A	Areas 5		Site is outside of any e	xisting/	proposed employme	nt 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 network, primary road network as safeguarded trunk road or a B-road network, primary road network, a safeguarded trunk road or a B-road network, primary road network, a safeguarded trunk road or a B-road network, primary road network, a safeguarded trunk road or a B-road network, primary road network, a safeguarded trunk road or a B-road network, primary road network, a safeguarded trunk road or a B-road network, primary road network, primary road network, a safeguarded Primary road network, primary sasets of archaed passets of archaeding assets in primary previou	Impact on Retail Areas	5		Chelmsford City Centre	e, South		•	
PROW and Cycling Connectivity Vehicle Access Shar A route exists enabling vehicle access into/adjacent to the site Strategic Road Access Strategic Road Access Obstehas no direct access to nor is adjacent to the site Strategic Road Access Strategic Road Access Obstehas no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a 8-road Designated Heritage Assets Site does not contain any designated heritage assets Archaeological Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification Site is predominantly Previously Developed Land Protected Natural Features 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 Site is wholly within Flood Zone 1 Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Soround Condition Constraints Site is no neighbouring constraints Proximity to Key Services Osite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Site is no neighbouring constraints Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/spor	Proximity to the Workplace	9 0		Site is in excess of 2km	n walkin	g distance of an emp	loyment allo	cation
Vehicle Access 5	Public Transport	5		Site is within 400m wa	lking di	stance of one or mor	e services	
Vehicle Access 5		civity 0						rk
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				A route exists enabling	yehicle	access into/adjacen	t to the site	
Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge Site is predominantly Previously Developed Land Classification Site is predominantly Previously Developed Land Protected Natural Features 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 Site is wholly within Flood Zone 1 Air Quality Management Areas Site is wholly within Flood Zone 1 Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated protected natural features Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated AQMA Site is in excess of 500m from a designated A	Strategic Road Access	0				,	trategic road	network, primary road
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area 5 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 500m of any international/national designated protected natural features 600m of any international/national designated protected natural features 70m Quality Management Areas 5 Site is wholly within Flood Zone 1 Site is in excess of 500m from a designated AQMA 70m of 3 Site is in excess of 500m from a designated AQMA 70m of 3 Site is in excess of 500m from a designated AQMA 8 Site is in excess of 50m of any international/national designated AQMA 8 Site is in excess of 50m of any international/national designated AQMA 8 Site is in excess of 50m from a designated AQMA 9 Site is in excess of 50m of any international/national designated AQMA 9 Site is in excess of 50m from a designated AQMA 9 Site is in excess of 50m from a designated AQMA 9 Site is in excess of 50m from a designated AQMA 9 Site is in excess of 50m from a designated AQMA 9 Site is in excess of 50m from a designated AQMA 9 Site is in excess of 50m from a designated AQMA 9 Site is in excess of 50m from a designated AQMA 9 Site is in excess of 50m from a designated AQMA 9 Site is in excess of 50m from a designated AQMA 9 Site is in excess of 50m from a designated AQMA 9 Site is in excess of 50m from a designated AQMA 9 Site is in excess of 50m from a designated AQMA 9 Site is in excess of 50m from a designated AQMA 9 Site is in excess of 50	Designated Heritage Assets	5 5					ts	
Minerals & Waste Constraints Defined Open Space 5 Site does not lie within a mera defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification Frotected Natural Features 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification Frotected Natural Features 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 Site has no neighbouring constraints 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. Availability Criteria: Land Ownership Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Non-Designated Heritage A	ssets 5		Site does not contain a	any non	-designated heritage	assets	
Defined Open Space 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 Site 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 Outsider Obs. In range of bus stops. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Site does not face any known legal issues Planning Permission or Allocation N/A Allocation Allocation Allocation Allocation Allocation Site is with an an existing proposed school Comments on Availability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Archaeological Assets	5		Site is not thought to o	contain	any assets of archaed	ological intere	est
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 and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any locally designated protected natural features and in excess of 500m of any locally designated protected natural features and in excess of 500m of any locally designated protected natural features and in excess of 500m of any locally designated protected natural features and in excess of 500m of any locally designated protected natural features and in excess of 500m of any locally designated protected natural features and in excess of 500m for any locally designated protected natural features and in excess of 500m for any locally designated protected natural features and in excess of 500m for any locally designated protected natural features and in excess of 500m for any locally designated protected natural features and in excess of 500m for any local features and in excess of 500m form a designated protected natural features and in excess of 500m form a designated protected natural features and in excess of 500m form a designated protected natural features and in excess of 500m form a designated protected nat	Minerals & Waste Constrain					ite is not within a		
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 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 Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Defined Open Space	5				a defined as Open Sp	ace, an existi	ing/proposed Country
Protected Natural Features S 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	Green Belt & Green Wedge	: 5		Site does not lie within	the Me	etropolitan Green Be	lt or Green W	/edge
excess of 500m of any international/national designated protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1	Land Classification	5		Site is predominantly I	Previous	sly Developed Land		
Air Quality Management Areas 5 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 Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Criteria: Achievability Rating: Green Timescale for Deliverability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Protected Natural Features	5						
Second Condition Constraints 5 Ground treatment is not expected to be required	Flood Risk Constraints	5		•				
Neighbouring Constraints Proximity to Key Services O 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 Comments on Suitability Comments on Suitability Criteria: Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Achievability Rating: Green	Air Quality Management Ar	reas 5		Site is in excess of 500	m from	a designated AQMA		
Proximity to Key Services O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre 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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Ground Condition Constrain	nts 5		Ground treatment is n	ot expe	cted to be required		
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 Comments on Suitability Outside of DSB. In range of bus stops. Availability Criteria: Land Ownership S Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints	5						
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Comments on Suitability Outside of DSB. In range of bus stops. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Proximity to Key Services	0				_	more service	s and the City
Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Community Facilities	5		existing/proposed sch		•		
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Suitability	O	utside	of DSB. In range of bus	stops.			
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:					Availability R	ating:	Green
Legal Constraints Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	-	5		Held by developer/wil	ling owr	•		
Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years								
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Legal Constraints					legal issues		
Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years								
Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years								
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years								
Timescale for Deliverability 5 Up to 5 years	Achievability Criteria:					Achievability	Rating:	Green
Timescale for Deliverability 5 Up to 5 years	Viability	5		Development is likely	viable			
		5	Ì	Up to 5 years				
	Comments on Achievability							

Site Address: Highwater Farm, Main Road, East Hanningfield, Chelmsford, Essex, CM3 8AH	SHELAA Reference:	15SLAA34	RAG Rating:	Amb	er	3(0 May 2023
Developable Site Area 15.99 Reason for discounted areas: Potential Yield: 274 Typology: 1	Site Address:	Highwater F	arm, Main Road, East H	Hanningfi	eld, Chelmsford,	Essex, CM3	8AH
Comments on the size of site: Suitability Criteria: Comments on the size of site: Suitability Criteria: Comments on the size of site: Suitability Rating: Amber	Parish:	East Hanning	gfield	Total S	core:	111	
Potential Yield: 274	Developable Site Area	15.99		Reason	for		
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Amber	(ha):			discour	nted areas:		
Suitability Criteria: Proximity to Employment Areas S Site is outside of any existing/proposed employment allocation Impact on Retail Areas S Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace Proximity to the Workplace Proximity to the Workplace Proximity to the Workplace Public Transport S Site is within 2km walking distance of an employment allocation Public Transport S Site is within 400m walking distance of one or more services PROW and Cycling Connectivity S Site is within 100m walking distance to either a PROW or cycle network Vehicle Access Non-Designated Heritage Assets S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access Non-Designated Heritage Assets S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Non-Designated Heritage Assets S Site does not contain any assets of archaeological interest Minerals or Waste Consultation Area Defined Open Space S Site does not lie within a Minerals Safeguarding Area. Site is not within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Flood Risk Constraints S Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of an	Potential Yield:	274		Typolo	gy:	1	
Suitability Criteria: Suitability Rating: Amber	Proposed Use:	Residential		Commo	ents on the size		
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation				of site:			
Impact on Retail Areas	Suitability Criteria:				Suitability Ra	ting:	Amber
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 400m walking distance of an employment allocation FROW and Cycling Connectivity 5 Site is within 400m walking distance of one or more services FROW and Cycling Connectivity Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not thinin a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Parks or 'Other' Green Space Green Belt & Green Wedge 1 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 Site has no neighbouring constraints Proximity to Key Services 0 Site is in excess of 500m from a designated or 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 Availability 5 Site does not face any known legal issues Flanning	Proximity to Employment A	reas 5	Site is outside of any of	existing/pr	oposed employme	nt 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 whicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any and designated heritage assets Non-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 5 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 excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features Flood Risk Constraints 5 Site is mexes of 12m form of a designated AQMA Ground Condition Constraints 5 Site is mexes of 12m 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 Oriteria:	Impact on Retail Areas	5	Chelmsford City Centr	re, South V		•	
PROW and Cycling Connectivity 5 Site is within 100m walking distance to either a PROW or cycle network Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than \$\alpha\$ for a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 wholly within Flood Zone 1 Air Quality Management Areas 5 Site is no excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is 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 1 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 5	Proximity to the Workplace	5	Site is within 2km wal	lking distar	nce of an employme	ent allocation	ı
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than \$ha of a site is within a Minerals safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 Site in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features in Site is in excess of 500m of any international/national designated protected natural features Site is in excess of 500m of any international/national designated protected natural features Flood Risk Constraints 5 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 Oriteria: Availability Rating: Green Land	Public Transport	5					
Strategic Road Access	PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking dista	ance to either a PRO	OW or cycle i	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 Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site is nexcess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Site is wholly within Flood Zone 1 Air Quality Management Areas Site is in excess of 500m of any international/national designated protected natural features Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has no neighbouring constraints Site has no neighbouring constraints Site has no neighbouring constraints Proximity to Key Services O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Outside of DSB. In range of bus stops. Availability Criteria: Availability Criteria: Availability Rating: Green Green M/A Condition Site in use for other purposes. Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Outside of Development would prove the purposes. Achievability Criteria: Achievability Criteria: Achievability Criteria: Outside of Development would prov	Vehicle Access	5	A route exists enablin	g vehicle a	ccess into/adjacen	t to the site	
Non-Designated Heritage Assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 in excess of 500m of any international/national designated protected natural features in excess of 500m of any international/national designated protected natural features in excess of 500m of any international/national designated protected natural features in excess of 500m of any international/national designated protected natural features in excess of 500m of any international/national designated protected natural features in excess of 500m of any international/national designated protected natural features in excess of 500m of any international/national designated protected natural features of 500m d	Strategic Road Access	N/A					
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area 5 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 an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 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 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Froximity 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 Criteria: Availability Criteria: Availability Rating: Green Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Designated Heritage Assets	5	Site does not contain	any desigr	nated heritage asse	ts	
Minerals & Waste Constraints Defined Open Space 5 Site does not lie within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 Site is in excess of 500m from a designated AQMA Ground Condition 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 Countre/South Woodham Ferrers Town Centre Land Ownership Land Ownership Land Ownership Land Ownership Land Ownership Site had by developer/willing owner/public sector Land Ownership Land Ownership Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation N/A Allocation 5 Development is likely viable Timescale for Deliverability 5 Development is likely viable	Non-Designated Heritage A	ssets 5					
Defined Open Space 5 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 2 or Grade 3 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 2Mm 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 Coutside of DSB. In range of bus stops. Availability Criteria: Availability Criteria: Availability Rating: Green Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation 5 Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Archaeological Assets	5	Site is not thought to	contain ar	y assets of archaeo	logical intere	est
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 and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national 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 Criteria: Availability Rating: Green 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 Alallocation Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Minerals & Waste Constrain	nts 5			J	rding Area. S	ite is not within a
Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features S 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 S Site is wholly within Flood Zone 1 Air Quality Management Areas S Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Ground treatment is not expected to be required Neighbouring Constraints S Site has no neighbouring constraints Proximity to Key Services O 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. Availability Criteria: Availability Rating: Green Allocation N/A Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Viability S Development is likely viable Timescale for Deliverability S Up to 5 years	Defined Open Space	5			defined as Open Sp	ace, an existi	ng/proposed Country
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 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 Froximity 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 Coutside of DSB. In range of bus stops. Availability Criteria: Availability Rating: Green Held by developer/willing owner/public sector Land Condition 3 Low intensity land uses Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Green Belt & Green Wedge	5	Site does not lie withi	n the Met	ropolitan Green Bel	t or Green W	/edge
excess of 500m of any international/national designated protected natural features Flood Risk Constraints 5 Site is wholly within Flood Zone 1	Land Classification	0		Greenfield	and primarily with	in the land c	lassification/s: Grade 1,
Flood Risk Constraints Site is wholly within Flood Zone 1 Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Fround Condition Constraints Site has no neighbouring constraints Proximity to Key Services Site in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 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. Availability Criteria: Availability Rating: Green Land Ownership Site does not face any known legal issues Planning Permission or Allocation N/A Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Achievability Criteria: Jevelopment is likely viable Timescale for Deliverability Jevelopment is likely viable Timescale for Deliverability Jevelopment is likely viable	Protected Natural Features	5					
Size of the second condition constraints 5	Flood Risk Constraints	5				•	
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. Availability Criteria: Availability Rating: Green 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. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a	designated AQMA		
Proximity to Key Services O Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre 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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Ground Condition Constrain	nts 5	Ground treatment is r	not expect	ed to be required		
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 Comments on Suitability Coutside of DSB. In range of bus stops. Availability Criteria: Land Ownership S Held by developer/willing owner/public sector Land Condition 3 Low intensity land uses Legal Constraints S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability S Development is likely viable Timescale for Deliverability S Up to 5 years	Neighbouring Constraints	5	Site has no neighbour	ing constr	aints		
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Comments on Suitability Outside of DSB. In range of bus stops. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Proximity to Key Services	0				nore service	s and the City
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability Superior Su	Community Facilities	3	existing/proposed sch				
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Suitability	Outs	de of DSB. In range of bus	s stops.			
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:				Availability R	ating:	Green
Legal Constraints Legal Constraints Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 3 Low intensity land uses Site does not face any known legal issues N/A Achievability Rating: Green Up to 5 years	-	5	Held by developer/wi	lling owne	<u>-</u>		
Legal Constraints Planning Permission or N/A Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years							
Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years					gal issues		
Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	-		<u>, </u>				
Comments on Availability Site in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years		,					
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years		Site i	n use for other purposes.				
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Achievability Criteria:				Achievability	Rating:	Green
Timescale for Deliverability 5 Up to 5 years	Viability	5	Development is likely	viable	•		•
			Up to 5 years				
	Comments on Achievability		1				

SHELAA Reference: 1	.5SLAA35	RAG Rating:	Red	3	0 May 2023	
Site Address:	Hillview, Mea	dow Lane, Runwell, V	/ickford, Essex, SS11 7DX	(
Parish:	Runwell		Total Score:	107		
Developable Site Area	0.66		Reason for			
(ha):			discounted areas:			
Potential Yield:	15		Typology:	8		
Proposed Use:	Residential - 0	G&T	Comments on the size			
·			of site:			
Suitability Criteria:			Suitability R	ating:	Red	
Proximity to Employment A	reas 5	Site is outside of any o	existing/proposed employm	ent allocation		
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr		Town Centre	or any designated	
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employn	nent allocation	1	
Public Transport	0		m walking distance from all			
PROW and Cycling Connecti		Site is within 100m wa	alking distance to either a PI	ROW or cycle i	network	
Vehicle Access	5		g vehicle access into/adjace			
Strategic Road Access	0		ess to nor is adjacent to the ed trunk road or a B-road	strategic road	network, primary road	
Designated Heritage Assets	5	Site does not contain	any designated heritage ass	ets		
Non-Designated Heritage As	sets 5	Site does not contain	any non-designated heritag	e assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constraints 5 Less than 5ha of a sit Minerals or Waste Co			te is within a Minerals Safeguarding Area. Site is not within a onsultation Area			
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/proposed Park or 'Other' Green Space			ing/proposed Country		
Green Belt & Green Wedge	0	The majority of the sit Wedge	e (90% or more) lies within	the Metropoli	tan Green Belt or Greer	
Land Classification	5	Site is predominantly	Previously Developed Land			
Protected Natural Features	5		m of any locally designated international/national desi			
Flood Risk Constraints	5	Site is wholly within F	ood Zone 1	<u> </u>		
Air Quality Management Are	eas 5	Site is in excess of 500	m from a designated AQMA	4		
Ground Condition Constrain		Ground treatment is r	ot expected to be required			
Neighbouring Constraints	5	Site has no neighbour	ing constraints			
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City	
Community Facilities	5	•	ot result in the loss of nor pool/healthcare facility/place			
Comments on Suitability	Outsid	e of DSB.				
Availability Criteria:			Availability	Rating:	Green	
Land Ownership	5	Held by developer/wi	ling owner/public sector			
Land Condition	2	Established multiple u	ses			
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.				
Achievability Criteria:	<u> </u>		Achievabilit	y Rating:	Green	
Viability	5	Development is likely		, 0	1	
Timescale for Deliverability	5	Up to 5 years				

SHELAA Reference: 1	L5SLAA36	RAG Rating:	Amber	3(0 May 2023	
Site Address:	Land East Of T	The Pumping Station,	Old Church Road, East Ha	nningfield,	Chelmsford, Essex	
Parish:	East Hanningf	ield	Total Score:	98		
Developable Site Area	0.494		Reason for	Sewage p	umping station	
(ha):			discounted areas:	(0.056ha)		
Potential Yield:	12		Typology:	17		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	iting:	Amber	
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas	5	Development does no	t result in the loss of establis	hed shops ar	nd services within	
		Neighbourhood Centr			. •	
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employme	ent allocatior	1	
Public Transport	0	Site is in excess of 400	m walking distance from all s	services		
PROW and Cycling Connecti	vity 5		alking distance to either a PRO		network	
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A					
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ts		
Non-Designated Heritage As	ssets 5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain any assets of archaec	ological intere	est	
Minerals & Waste Constrair	its 5	Less than 5ha of a site Minerals or Waste Co		arding Area. Site is not within a		
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an existi	ing/proposed Country	
Green Belt & Green Wedge 5			n the Metropolitan Green Be			
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily with			
Protected Natural Features	0		comprises of one or more p	rotected nati	ural features	
Flood Risk Constraints	5	Site is wholly within Fl				
Air Quality Management Ar	eas 5		m from a designated AQMA			
Ground Condition Constrain		Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbouring constraints				
Proximity to Key Services	0	Centre/South Woodha	n walking distance of one or i am Ferrers Town Centre			
Community Facilities	5	· ·	ot result in the loss of nor pu ool/healthcare facility/place			
Comments on Suitability		e of DSB. Vehicle access TPO/2014/014.	via field gate in northern cor	ner of the sit	e. 0.063ha protected	
Availability Criteria:			Availability R	ating:	Yellow	
Land Ownership	0	Known to be in particu	ularly complex/multiple owne	ership		
Land Condition	5	Vacant land & building	gs			
Legal Constraints	3	Site may possibly face	legal issues			
Planning Permission or	N/A	•				
Allocation						
Comments on Availability		le ownership. No eviden promoters control.	ce of all landowner/s suppor	t with submi	ssion. Entire site not	
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely			•	
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability						

SHELAA Reference:	15SLAA3	RAG Rating:	Red	3	0 May 2023		
Site Address:	Land Adjac	ent to 112 Brook Lane,	Galleywood, Chelmsford,	CM2 8NN			
Parish:	Galleywoo	k	Total Score:	108			
Developable Site Area	0.8		Reason for				
(ha):			discounted areas:				
Potential Yield:	15		Typology:	5			
Proposed Use:	Residentia		Comments on the size of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	Areas 5	Site is outside of any	existing/proposed employme	ent allocation	1		
Impact on Retail Areas	5	Chelmsford City Cent Neighbourhood Cent		Γown Centre	or any designated		
Proximity to the Workplace	5		lking distance of an employm		n		
Public Transport	0		Om walking distance from all				
PROW and Cycling Connect	ivity 5		ralking distance to either a PR		network		
Vehicle Access	5		ng vehicle access into/adjacer	nt to the site			
Strategic Road Access	N/A	1		·			
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constrain	nts 5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within Minerals or Waste Consultation Area					
Defined Open Space	5	5 Site does not lie within an area defined as Open Space, an existing/proposi Park or 'Other' Green Space			ting/proposed Country		
Green Belt & Green Wedge	9 0	The majority of the si Wedge	ite (90% or more) lies within t	he Metropol	litan Green Belt or Green		
Land Classification	3	-	Greenfield and primarily witle 4, Grade 5, non-agricultural	_			
Protected Natural Features	5		Om of any locally designated propertion of any locally designments on the second contraction of	•			
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Ar	reas 5	Site is in excess of 50	0m from a designated AQMA				
Ground Condition Constrain	nts 5	Ground treatment is	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ring constraints				
Proximity to Key Services	0		m walking distance of one or nam Ferrers Town Centre	more service	es and the City		
Community Facilities	5	· ·	not result in the loss of nor pu hool/healthcare facility/place				
Comments on Suitability	Out	side of DSB.					
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	illing owner/public sector		2		
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any					
Planning Permission or	N/A		,				
Allocation							
Comments on Availability			A chiquahilit	, Dating:	Groon		
Achievability Criteria:		15 1	Achievability	/ Kating:	Green		
Viability	5	Development is likely	viable				
Timescale for Deliverability		Up to 5 years					
Comments on Achievability	1						

SHELAA Reference:	15SLAA38	SLAA38 RAG Rating: Red 30 May 2023			0 May 2023
Site Address:	Land South E	ast Of 148 Mill Road, S	Stock, Ingatestone		
Parish:	Stock		Total Score:	103	
Developable Site Area	0.45		Reason for		
(ha):			discounted areas:		
Potential Yield:	11		Typology:	17	
Proposed Use:	Residential		Comments on the size		
			of site:		
Suitability Criteria:			Suitability Ra		Red
Proximity to Employment A		Site is outside of any of	existing/proposed employme	nt allocation	
Impact on Retail Areas	5	•	ot result in the loss of establis re, South Woodham Ferrers T es	•	
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	n
Public Transport	0	Site is in excess of 400	m walking distance from all	services	
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site	
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets	
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets	
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est
Minerals & Waste Constrain	nts 5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			ite is not within a
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within t	he Metropol	itan Green Belt or Green
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,
Protected Natural Features	0	Site partially or wholly	comprises of one or more p	rotected nat	ural features
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1		
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA		
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required		
Neighbouring Constraints	5	Site has no neighbour			
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	king distance of all services a wn Centre	nd/or the Cit	y Centre/South
Community Facilities	5	existing/proposed sch recreation facility	not result in the loss of nor pu nool/healthcare facility/place	of worship/s	ports, leisure, or
Comments on Suitability	Adjac	ent to DSB. Informal acce	ess off Mill Road. 2 trees prot	ected under	TPO/2015/025.
Availability Criteria:			Availability F	Rating:	Green
Land Ownership	5	Held by developer/wi	lling owner/public sector		1
Land Condition	5	Vacant land & building	gs		
Legal Constraints	5	Site does not face any	known legal issues		
Planning Permission or	N/A	<u>.</u>			
Allocation					
Comments on Availability					
Achievability Criteria:			Achievability	Rating:	Green
Viability	5	Development is likely	viable		
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					

Parish: South Hanningfield Reason for discounted areas:	SHELAA Reference:	15SLAA3	RAG Rating:	Red	3	0 May 2023	
Developable Site Area (1.5.34 Reason for (1.5.44 Reson for (1.5.45 Residential (1.	Site Address:	Dowsett Fa	rm, Dowsett Lane, Ram	sden Heath, Billericay, Ess	sex, CM11 1	JL	
Potential Yield: 92	Parish:	South Han	ningfield	Total Score:	106		
Potential Vield: 92 Residential Comments on the size of site: Comments on the size of site: Suitability Criteria: Suitability Rating: Red	Developable Site Area	5.34		Reason for			
Comments on the size of site: Suitability Rating: Red	(ha):			discounted areas:			
Suitability Criteria: Suitability Criteria: Suitability Rating: Red	Potential Yield:	92		Typology:	2		
Suitability Criteria: Site is outside of any existing/proposed employment allocation	Proposed Use:	Residentia		Comments on the size			
Proximity to Employment Areas 5				of site:			
Impact on Retail Areas 5	Suitability Criteria:			Suitability Ra	ating:	Red	
Chelmsford City Centre, South Woodham Ferrers 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 2km 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 Wehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site is not thought to contain any assets of archaeological interest Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals or Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 9 Site is in excess of 500m from a designated or one or more services and the City Centre/South Woodha	Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation		
Neighbourhood Centres Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation	Impact on Retail Areas	5	· ·		•		
Public Transport PROW and Cycling Connectivity Site is within 100m walking distance of one or more services PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network Vehicle Access Strategic Road Access N/A Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals Waste Constitution Site is not thought to contain any assets of archaeological interest Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Defined Open Space Site is not thought to contain any assets of archaeological interest Minerals or Waste Consultation Area Minerals or Waste Consultation Area Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge On The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site is in excess of 500m of any locally designated protected natural features and in excess of 500m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features Site is in excess of 500m fora a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated or one or more services and the			Neighbourhood Centr	res			
PROW and Cycling Connectivity 5 Site is within 100m walking distance 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 2 or Grade 3 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 in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site has no neighbouring constraints Froximity to Key Services 0 Site is knexes of 5km 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 St. In range of bus stops. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition Comments on Availability Site over the purpose. Achievability Criteria: Viability Site over the purpos	Proximity to the Workplace	5				1	
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 Frotected 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 of Site is in excess of 500m of any international/national designated protected natural features of Site is in excess of 500m from a designated ADMA Ground Condition Constraints 5 Site is in excess of 500m from a designated ADMA Ground Condition 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 Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 6 Site currently in use for other purpose. Achieva	Public Transport	5					
Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 within a Green field and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 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 of 5 Site is in excess of 500m for any locally designated protected natural features of 5 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 is no eneighbouring constraints Proximity to Rey Services 0 Site is no neighbouring constraints Proximity to Rey Services 0 Site is no neighbouring constraints 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 Criteria: Availability Rating: Green Legal Constraints 5 Site does not face any known legal issues Planning Permission or Permission 21/00449/FUL granted, awaiting start on s	PROW and Cycling Connect					network	
Designated Heritage Assets Site does not contain any designated heritage assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any any assets of archaeological interest Minerals & Waste Constraints Site is not thought to contain any any assets of archaeological interest Minerals & Waste Constraints Defined Open Space Site is set than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification OSite is predominantly Greenfield and primarily within the Metropolitan Green Belt or Green Wedge Land Classification 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 of site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints 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. Availability Criteria: Availability Rating: Green Held by developer/willing owner/public sector Joe Permission 21/00449/FUL grante	Vehicle Access			g vehicle access into/adjacen	t to the site		
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 Frotected 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 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 Froximity 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. Availability Criteria: Availability Rating: Green Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Permission 21/00449/FUL granted, awaiting start on site Allocation Site currently in use for other purpose. Achievability Criteria: Vability 5 Development is likely viable	Strategic Road Access	N/A					
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not 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 with only 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 20m 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. Availability Criteria: Availability Rating: Green 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 Permission 21/00449/FUL granted, awaiting start on site Allocation 5 Development is likely viable Timescale for Deliverability 5 Up t	Designated Heritage Assets	5		, <u> </u>			
Minerals & Waste Constraints Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5	Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets		
Minerals or Waste Consultation Area	Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological intere	est	
Park or 'Other' Green Space Green Belt & Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features S 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 S Site is in excess of 500m from a designated AQMA Ground Condition Constraints S Ground treatment is not expected to be required Neighbouring Constraints S Site has no neighbouring constraints Froximity to Key Services O 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. Availability Criteria: Land Ownership Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site currently in use for other purpose. Achievability Criteria: Achievability Rating: Green Viability S Development is likely viable Timescale for Deliverability S Development is likely viable Timescale for Deliverability S Development is likely viable	Minerals & Waste Constrain	nts 5	9 9				
Wedge	Defined Open Space	5			ace, an exist	ing/proposed Country	
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 should be 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 Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition 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. Availability Criteria: Land Ownership Land Condition Land Condition Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Omments on Availability Site currently in use for other purpose. Achievability Criteria: Vachievability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Green Belt & Green Wedge	0		te (90% or more) lies within t	he Metropoli	tan Green Belt or Green	
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 Coutside of DSB. In range of bus stops. Availability Criteria: 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 Permission 21/00449/FUL granted, awaiting start on site Allocation Comments on Availability Site currently in use for other purpose. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Classification	0		Greenfield and primarily with	nin the land o	lassification/s: Grade 1,	
Air Quality Management Areas Ground Condition Constraints Froximity to Key Services Community Facilities Outside of DSB. In range of bus stops. Availability Criteria: Land Condition Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Site is in excess of 50m from a designated AQMA Ground treatment is not expected to be required Site is no neighbouring constraints Site has no neighbouring constraints 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. Availability Rating: Green Availability Rating: Green 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 Permission 21/00449/FUL granted, awaiting start on site Allocation Comments on Availability Site currently in use for other purpose. Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Protected Natural Features	5					
Size of the second condition constraints Size of the second co	Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Neighbouring Constraints Proximity to Key Services O 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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site currently in use for other purpose. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Development is likely viable Timescale for Deliverability 5 Up to 5 years	Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA			
Proximity to Key Services O 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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site currently in use for other purpose. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Ground Condition Constrain	nts 5	Ground treatment is a	Ground treatment is not expected to be required			
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. Availability Criteria: Land Ownership S Held by developer/willing owner/public sector Land Condition 3 Low intensity land uses Legal Constraints S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site currently in use for other purpose. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints	5	Site has no neighbour	ring constraints			
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Comments on Suitability Outside of DSB. In range of bus stops. Availability Criteria: Land Ownership Land Condition Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site currently in use for other purpose. Achievability Criteria: Achievability Criteria: Viability Development is likely viable Timescale for Deliverability Outside of DSB. In range of bus stops. Availability Rating: Green Availability Rating: Achievability Rating: Green	Proximity to Key Services	0			more service	s and the City	
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Availability Rating: Free Availability Rating: Site does not face any known legal issues Permission 21/00449/FUL granted, awaiting start on site Achievability Site currently in use for other purpose. Achievability Criteria: Achievability Rating:	Community Facilities	3	existing/proposed sch				
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 Permission 21/00449/FUL granted, awaiting start on site Allocation Site currently in use for other purpose. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Suitability	Out	side of DSB. In range of bu	s stops.			
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 Permission 21/00449/FUL granted, awaiting start on site Allocation Site currently in use for other purpose. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:			Availability F	Rating:	Green	
Land Condition 3 Low intensity land uses Legal Constraints 5 Site does not face any known legal issues Planning Permission or Permission 21/00449/FUL granted, awaiting start on site Allocation Comments on Availability Site currently in use for other purpose. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years		5	Held by developer/wi	•		1	
Legal Constraints 5 Site does not face any known legal issues Planning Permission or Permission 21/00449/FUL granted, awaiting start on site Allocation Comments on Availability Site currently in use for other purpose. Achievability Criteria: Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Condition		Low intensity land use	es			
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability Permission 21/00449/FUL granted, awaiting start on site Achievability granted, awaiting start on site Achievability Rating: Green Up to 5 years			Site does not face any	/ known legal issues			
Comments on Availability Site currently in use for other purpose. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or				site		
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years Achievability Rating: Green Up to 5 years		Site	currently in use for other	purpose.			
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Achievability Criteria:			Achievability	/ Rating:	Green	
Timescale for Deliverability 5 Up to 5 years	•	5	Development is likely			1	
	Comments on Achievability		1 . ,				

SHELAA Reference:	15SLAA40	RAG Rating:	Amber		3	0 May 2023
Site Address:	Land North Ea	ast Of Meadow Road,	Rettendon, Ch	elmsford, E	ssex	
Parish:	Rettendon		Total Score:		113	
Developable Site Area	38.86		Reason for			
(ha):			discounted a	reas:		
Potential Yield:	476		Typology:		27	
Proposed Use:	Mixed Use		Comments o of site:	n the size		e is potentially suitable uployment use
Suitability Criteria:			Suit	ability Ra	ting:	Amber
Proximity to Employment A	reas 5	Site is outside of any e	existing/propose	d employme	nt allocation	
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centr	re, South Woodh		•	
Proximity to the Workplace	5	Site is within 2km wal	king distance of	an employme	ent allocatio	n
Public Transport	5	Site is within 400m wa	alking distance o	f one or more	e services	
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to	either a PRO	OW or cycle	network
Vehicle Access	5	A route exists enabling	g vehicle access	into/adjacen	t to the site	
Strategic Road Access	0	network, a safeguarde	ed trunk road or	a B-road		I network, primary road
Designated Heritage Assets		Site does not contain				
Non-Designated Heritage A	ssets 5	Site does not contain				
Archaeological Assets	5	Site is not thought to	•			
Minerals & Waste Constrain	nts 5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Park or 'Other' Green	Space			ting/proposed Country
Green Belt & Green Wedge	5	Site does not lie withi				
Land Classification	0	Grade 2 or Grade 3				classification/s: Grade 1,
Protected Natural Features		Site is in excess of 100 excess of 500m of any	/ international/n			
Flood Risk Constraints	5	Site is wholly within F				
Air Quality Management Ar		Site is in excess of 500				
Ground Condition Constrain		Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbouring constraints Site is in excess of 2km walking distance of one or more services and the City				
Proximity to Key Services	0	Site is in excess of 2kr Centre/South Woodh			nore service	es and the City
Community Facilities	3	Development would p existing/proposed sch recreation facility				
Comments on Suitability	Adjace Road.	nt to DSB. In range of bu	us stops. Vehicul	ar access is a	vailable via	Main Road and Meadow
Availability Criteria:			Ava	ilability R	ating:	Green
Land Ownership	5	Held by developer/wi				
Land Condition	5	Vacant land & building	gs			
Legal Constraints	5	Site does not face any	known legal issu	ıes		
Planning Permission or Allocation	N/A					
Comments on Availability						
Achievability Criteria:			Ach	ievability	Rating:	Green
Viability	5	Development is likely				
Timescale for Deliverability	5	Up to 5 years				

SHELAA Reference: 1	5SLAA41	RAG Rating:	Amber	3	0 May 2023	
Site Address:	The Island Car	Park, High Bridge Ro	ad, Chelmsford, Essex			
Parish:	Chelmsford		Total Score:	100		
Developable Site Area	0.74		Reason for	Sewage P	umping Station	
(ha):			discounted areas:	(0.07ha)		
Potential Yield:	47		Typology:	15		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	ting:	Amber	
Proximity to Employment Are	eas 5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas	5	Development does no	t result in the loss of establis	hed shops ar	nd services within	
		-	e, South Woodham Ferrers T	own Centre	or any designated	
	_	Neighbourhood Centr				
Proximity to the Workplace	5		king distance of an employm		n	
Public Transport	5		alking distance of one or mor			
PROW and Cycling Connectiv			alking distance to either a PR		network	
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	τ το the site		
Strategic Road Access	N/A	60.				
Designated Heritage Assets	0		nore designated heritage asse			
Non-Designated Heritage Ass			any non-designated heritage			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constraint	s 5	Less than 5ha of a site Minerals or Waste Co		rding Area. S	Site is not within a	
Defined Open Space	5		n an area defined as Open Sp	ace, an exist	ing/proposed Country	
		Park or 'Other' Green		•		
Green Belt & Green Wedge 3		Site partially lies withi	n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification	5	Site is predominantly	Previously Developed Land			
Protected Natural Features	3	· ·	e of any protected natural fe			
			natural feature or within 500	m of an inte	rnational/national	
FI 18:10		designated protected				
Flood Risk Constraints	0		rea is within Flood Zone 3			
Air Quality Management Are			om a designated AQMA			
Ground Condition Constraint		Ground treatment is not expected to be required Site has neighbouring constraints with no potential for mitigation				
Neighbouring Constraints	5		alking distance of all services			
Proximity to Key Services	5	Woodham Ferrers Tov	•	anujor the C	ary centre/30util	
Community Facilities	3		out additional strain on but no	ot result in th	ne loss of on an	
.,			ool/healthcare facility/place			
		recreation facility				
Comments on Suitability	Within	Urban Area. In range of	bus stops. Partially within co		irea.	
Availability Criteria:			Availability R	lating:	Green	
Land Ownership	5		lling owner/public sector			
Land Condition	3	Low intensity land use				
Legal Constraints	5	Site does not face any				
Planning Permission or	Site is	already allocated wit	hin the Local Plan forming	g part of CV	V1b	
Allocation						
Comments on Availability	Site cu	rrently in use for other p	ourposes.			
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely		-		
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability		•				

Parish: Great Waltham Total Score: 98 Developable Site Area (h.d.): Reason for discounted areas: 1 Proposed Use: Residential Comments on the size of site: Comments on the size of site: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas Society Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas Society Suitability Rating: Suitability Rating: Market Proximity to Employment Areas Society Suitability Rating: Su	SHELAA Reference:	15SLAA42	RAG Rating:	Amber	3	0 May 2023	
Developable Site Area (ha): Proposed Use: Residential Reason for discounted areas: Typology: Proposed Use: Residential Residenti	Site Address:	Land Adjacen	t to White Cottage, Sc	outh Street, Great Waltha	m, Chelmsfo	ord, Essex	
Potential Vield: 2 Typology: 19	Parish:	Great Waltha	m	Total Score:	98		
Protential Vield: Proposed Use: Residential Residentia	Developable Site Area	0.06		Reason for			
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Amber	(ha):			discounted areas:			
Suitability Criteria: Suitability Rating: Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace O Site is in excess of 2km walking distance of an employment allocation Public Transport 5 Site is with no 400m walking distance of an employment allocation PROW and Cycling Connectivity 5 Site is within 400m walking distance of an employment allocation PROW and Cycling Connectivity 5 Site is within 100m walking distance of en error services PROW and Cycling Connectivity 5 Site is within 100m walking distance of ene or more services 9 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Assets 5 Site is not thought to contain any assets of archaeological interest Minerals or Waste Consultation Area Defined Open Space 5 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 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 Grade 2 or Grade 3 Protected Natural Features 4 Site does not comprise of any protected natural features but is within 100m of a loca designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or with	Potential Yield:	2		Typology:	19		
Suitability Criteria: Suitability Rating: Amber	Proposed Use:	Residential		Comments on the size			
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development does not result in the 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 witch woodham ferrers Town Centre or any designated Neighbourhood Centres PROW and Cycling Connectivity 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 N/A Designated Heritage Assets 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 does not contain any assets of archaeological interest Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an Alinerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 Grade 2 or Grade 3 Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a loca designated protected natural feature Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a loca designated protected natural feature Protected Natural Features 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated or one or more services and the City Ce				of site:			
Impact on Retail Areas	Suitability Criteria:			Suitability Ra	ating:	Amber	
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace O Site is in excess of 2km walking distance of an employment allocation Proximity to the Workplace Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Site is within 400m walking distance of one or more services PROW and Cycling Connectivity Site is within 400m walking distance of 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 1 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 1 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Site does not comprise of any protected natural features but is within 100m of a loca designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature Flood Risk Constraints 5 Site is in sexess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in sexess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in sexess of 500m fr	Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation		
Public Transport PROW and Cycling Connectivity Site is within 400m walking distance to either a PROW or cycle network Vehicle Access 5 A route exists enabling distance to either a PROW or cycle network Vehicle Access N/A Designated Heritage Assets N/A Designated Heritage Assets Site does not contain any non-designated heritage assets Nron-Designated Heritage Assets Site does not contain any non-designated heritage assets Nron-Designated Heritage Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3 Protected Natural Features Site does not comprise of any protected natural features but is within 100m of a loca designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature Site is within 400m of signated AQMA Ground Condition Constraints Site is nexcess of 500m from a designated AQMA Ground Condition Constraints Site is nexcess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 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 buildings Legal Constraints Site does not face any known legal issues Planning Permission or N/A Allocation Multiple ownership. Entire site not within	Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centre	e, South Woodham Ferrers T es	own Centre	or any designated	
PROW and Cycling Connectivity 5 Site is within 100m walking distance 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 nassets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a mental Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 15 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge 15 Site does not lie within the Metropolitan Green Belt or Green Wedge 16 Land Classification 17 Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3 Site does not comprise of any protected natural features but is within 100m of a loca designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature 6 Site is in excess of 500m from a	Proximity to the Workplace	0	Site is in excess of 2km	n walking distance of an emp	loyment allo	cation	
Vehicle Access 5	Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services		
Strategic Road Access	PROW and Cycling Connect	ivity 5	Site is within 100m wa	lking distance to either a PR	OW or cycle i	network	
Designated Heritage Assets Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Belt & Green Wedge Land Classification 6 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 7 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 8 Site does not comprise of any protected natural features but is within 100m of a loca designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of a feature or within 500m of an international/nat	Vehicle Access		A route exists enabling	g vehicle access into/adjacen	t to the site		
Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints East han 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification 5 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Frotected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a loca designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated pro	Strategic Road Access	N/A					
Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than Sha of a site is within a Minerals Safeguarding Area. Site is not within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 6 Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3 Flood Risk Constraints Site does not comprise of any protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designat	Designated Heritage Assets	0	Site contains one or m	ore designated heritage asse	ets		
Minerals & Waste Constraints Defined Open Space 5 Site does not lie within an adefined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features 3 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 3 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 3 Site does not protected and primarily within the land classification/s: Grade Grade 2 or Grade 3 Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a loca designated protected natural feature or within 500m of an international/national 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 Site has no neighbouring constraints Proximity to Key Services O 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. Availability Criteria: Availability Rating: Availability Rating: Achievability Criteria: Achievability Criteria: Vacant land & buildings Belegal Constraints 5 Development within promoters control. Achievability Criteria: Vacant land Suidlings Achievability Rating: Achievability Rating: Achievability Rating: Achievability	Non-Designated Heritage A	ssets 5	Site does not contain a	any non-designated heritage	assets		
Minerals or Waste Consultation Area	Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological intere	est	
Park or 'Other' Green Space Green Belt & Green Wedge	Minerals & Waste Constrai	nts 5	Minerals or Waste Co	nsultation Area	afeguarding Area. Site is not within a		
Ari Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 3 Grade 2 or Grade 3 Site does not comprise of any protected natural features but is within 100m of a local designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national 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 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. Availability Criteria: Availability Rating: Vellow Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Multiple ownership. Entire site not within promoters control. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Defined Open Space				ing/proposed Country		
Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a local 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. Availability Criteria: Availability Rating: Vellow Land Condition 5 Vacant land & buildings Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Multiple ownership. Entire site not within promoters control. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Green Belt & Green Wedge	5	Site does not lie within	n the Metropolitan Green Be	lt or Green W	Vedge	
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. Availability Criteria: Availability Rating: Vellow Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Multiple ownership. Entire site not within promoters control. Achievability Criteria: Vellow Development is likely viable Timescale for Deliverability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Classification	0		Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Air Quality Management Areas Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site has no neighbouring constraints Proximity to Key Services OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 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. Availability Criteria: Availability Rating: Vellow Land Ownership Lond Condition Site does not face any known legal issues Planning Permission or Allocation Multiple ownership. Entire site not within promoters control. Achievability Criteria: Achievability Rating: Green Wiability Development is likely viable Timescale for Deliverability Up to 5 years	Protected Natural Features	3	designated protected	natural feature or within 500			
Ground Condition Constraints Site has no neighbouring constraints Proximity to Key Services OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 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 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. Availability Criteria: Land Ownership Land Condition Comments on Suitability OKnown to be in particularly complex/multiple ownership Land Condition Site does not face any known legal issues N/A Allocation Comments on Availability Multiple ownership. Entire site not within promoters control. Achievability Criteria: Achievability Rating: Green Viability Development is likely viable Timescale for Deliverability Site to S years	Flood Risk Constraints	5	Site is wholly within Fl	ood Zone 1			
Neighbouring Constraints Proximity to Key Services O 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 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. Availability Criteria: Availability Rating: Vellow And Condition O Known to be in particularly complex/multiple ownership Land Condition S Vacant land & buildings Legal Constraints S Site does not face any known legal issues Planning Permission or Allocation Multiple ownership. Entire site not within promoters control. Achievability Criteria: Achievability Rating: Green Viability Development is likely viable Timescale for Deliverability 5 Development is likely viable	Air Quality Management Ar	reas 5	Site is in excess of 500	m from a designated AQMA			
Proximity to Key Services O 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. Availability Criteria: Availability Rating: Vellow Land Ownership Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Multiple ownership. Entire site not within promoters control. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Ground Condition Constrain	nts 5	Ground treatment is n	ot expected to be required			
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. Availability Criteria: Availability Rating: Vellow Land Ownership Land Condition S Vacant land & buildings Legal Constraints S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Multiple ownership. Entire site not within promoters control. Achievability Criteria: Achievability Rating: Green Viability S Development is likely viable Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints	5					
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility 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. Availability Criteria: Land Ownership Land Condition S Vacant land & buildings Legal Constraints S Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Multiple ownership. Entire site not within promoters control. Achievability Criteria: Wability S Development is likely viable Timescale for Deliverability D SB. In range of bus stops. Gate provides access over curb from South Street. Adjacent to DSB. In range of bus stops. Gate provides access over curb from South Street. Availability Rating: Plow Achievability Rating: Green Provides access over curb from South Street. Adjacent to DSB. In range of bus stops. Gate provides access over curb from South Street. Adjacent to DSB. In range of bus stops. Gate provides access over curb from South Street. Adjacent to DSB. In range of bus stops. Gate provides access over curb from South Street. Adjacent to DSB. In range of bus stops. Gate provides access over curb from South Street. Adjacent to DSB. In range of bus stops. Gate provides acces over curb from South Street. Adjacent to DSB. In range of bus stops. Gate provides acces over curb from South Street. Adjacent to DSB. In range of bus stops. Gate provides acces over curb from South Street. Adjacent to DSB. In range of bus stops. Gate provides acces over curb from South Street. Adjacent to DSB. In range of bus stops. The Dovelous Access over curb from South Street. Adjacent to DSB. In range of bus stops. The Dovelous Access over curb from South Street. Adjacent to DSB. In range of bus stops. The Dovelous Access over curb from South Street. Adjacent to DSB. In range of bus stops. The Dovelous Access over curb from South Street. Adjacent to DSB. In range of bus st	Proximity to Key Services	0			more service	s and the City	
Adjacent to grade 2 listed building. Wholly within conservation area. TPO on site border. Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Multiple ownership. Entire site not within promoters control. Achievability Criteria: Wiability Development is likely viable Timescale for Deliverability Availability Wellow Availability Rating: Yellow Yellow Yellow Availability Rating: Achievability Rating: Green	Community Facilities	5	existing/proposed sch	•			
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 N/A Allocation Multiple ownership. Entire site not within promoters control. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Suitability		_				
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 N/A Allocation Multiple ownership. Entire site not within promoters control. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:			Availability R	Rating:	Yellow	
Legal Constraints Legal Constraints 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability Multiple ownership. Entire site not within promoters control. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Land Ownership	0	Known to be in particu	•		•	
Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Multiple ownership. Entire site not within promoters control. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			Vacant land & building	gs			
Planning Permission or Allocation Comments on Availability Multiple ownership. Entire site not within promoters control. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years			`				
Comments on Availability Multiple ownership. Entire site not within promoters control. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or Allocation			<u> </u>			
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Availability	Multip	le ownership. Entire site	not within promoters contro	ol.		
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				Achievability	Rating:	Green	
Timescale for Deliverability 5 Up to 5 years			Development is likely	•		1	
COMMENS OF ACHIEVADIIIV	Comments on Achievability		r / 2000				

SHELAA Reference:	15SLAA4	13	RAG Rating:	Yello)W	3	0 May 2023
Site Address:	7 St Giles,	, Mod	or Hall Lane, Bicknacr	e, Cheli	nsford, Essex, CM	3 8AR	
Parish:	Bicknacre	<u> </u>		Total	Score:	93	
Developable Site Area	7.56			Reasc	n for		
(ha):				disco	unted areas:		
Potential Yield:	130			Typol	ogy:	2	
Proposed Use:	Residentia	al		Comn	nents on the size		
·				of site	: :		
Suitability Criteria:					Suitability Ra	ating:	Yellow
Proximity to Employment A	reas 5		Site is outside of any e	xisting/p	proposed employme	nt allocation	
Impact on Retail Areas	5		Development does no			•	
			Chelmsford City Centr	•	Woodham Ferrers T	own Centre	or any designated
5			Neighbourhood Centre		alta a sa a Cara a sa a	In the state of the	
Proximity to the Workplace			Site is in excess of 2km		•		cation
Public Transport	5		Site is within 400m wa				
PROW and Cycling Connect			Site is not connected t			-	ork
Vehicle Access	5		A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access		/A					
Designated Heritage Assets			Site is adjacent to one				
Non-Designated Heritage A			Site does not contain a	-			
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts 5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			ite is not within a		
Defined Open Space	5		Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	5		Site does not lie within	n the Me	tropolitan Green Be	lt or Green V	Vedge
Land Classification	0		Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,
Protected Natural Features	0		Site partially or wholly	compri	ses of one or more p	rotected nat	ural features
Flood Risk Constraints	4		Site is wholly or partia	lly withi	r Flood Zone 2, with	the remaind	er in Flood Zone 1
Air Quality Management Ar	reas 5		Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrain	nts 3		Ground treatment is e	xpected	to be required on pa	art of the site	2
Neighbouring Constraints	5		Site has no neighbouri	ing const	raints		
Proximity to Key Services	3		Site is within 2km wall Woodham Ferrers Tov			nd/or the Cit	y Centre/South
Community Facilities	3		Development would p	ut additi	onal strain on but no	ot result in th	ne loss of on an
			existing/proposed sch	ool/heal	thcare facility/place	of worship/s	ports, leisure, or
		.11.	recreation facility		Adlana L. C.	1. d D 11.11	0.201
Comments on Suitability			nt to DSB. In range of bu 104/023.Contaminated I				s. 0.28ha protected under f site.
Availability Criteria:					Availability F	Rating:	Green
Land Ownership	5		Held by developer/wil	ling own	er/public sector		
Land Condition	2		Established multiple u	ses			
Legal Constraints	5		Site does not face any	known l	egal issues		
Planning Permission or	Si	ite is	already allocated wit	hin the	Local Plan forming	g GSP12	
Allocation	C:	to cur	rontly in use for other	urnosco			
Comments on Availability		te cur	rently in use for other p	ui poses		Datina	Croon
Achievability Criteria:					Achievability	kating:	Green
Viability	5		Development is likely	viable			
Timescale for Deliverability			Up to 5 years				
Comments on Achievability	'						

SHELAA Reference:	15SLAA44	RAG Rating: Red 30 May 2023			0 May 2023
Site Address:	Land Rear Of	22 Downham Road, R	amsden Heath, Billericay,	Essex	
Parish:	South Hannir	ngfield	Total Score:	106	
Developable Site Area	7.99		Reason for		
(ha):			discounted areas:		
Potential Yield:	137		Typology:	2	
Proposed Use:	Residential		Comments on the size of site:		
Suitability Criteria:			Suitability Ra	ating:	Red
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation	
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr		own Centre	or any designated
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	n
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services	
PROW and Cycling Connect	ivity 5		alking distance to either a PR		network
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site	
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets	
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets	
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est
Minerals & Waste Constrain	nts 5	Minerals or Waste Co			
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within t	he Metropol	itan Green Belt or Green
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature		
Flood Risk Constraints	5	Site is wholly within Fl	lood Zone 1		
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA		
Ground Condition Constrain	nts 5	Ground treatment is n	not expected to be required		
Neighbouring Constraints	5	Site has no neighbour	=		
Proximity to Key Services	0		n walking distance of one or lam Ferrers Town Centre	more service	es and the City
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on but no lool/healthcare facility/place		
Comments on Suitability	Adjac	ent to DSB. In range of bu	us stops.		
Availability Criteria:			Availability F	Rating:	Green
Land Ownership	5	Held by developer/wil	lling owner/public sector	_	
Land Condition	5	Vacant land & building	gs		
Legal Constraints	5	Site does not face any	known legal issues		
Planning Permission or Allocation	N/A	•			
Comments on Availability	Site n	ot within promoters own	ership.		
Achievability Criteria:			Achievability	Rating:	Green
Viability	5	Development is likely	•		
Timescale for Deliverability		Up to 5 years			
Comments on Achievability		1			

SHELAA Reference:	15SLAA45	RAG Rating:	Amber	3	80 May 2023		
Site Address:	Land North (Of Mill Lane East Of Ba	rley Mead And South C	of Maldon Roa	nd, Danbury,		
	Chelmsford						
Parish:	Danbury		Total Score:	100			
Developable Site Area	32.63		Reason for				
(ha):	<u> </u>		discounted areas:				
Potential Yield:	400		Typology:	27			
Proposed Use:	Residential		Comments on the six	ze			
	<u> </u>	of site:					
Suitability Criteria:			Suitability	Rating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employ		1		
Impact on Retail Areas	5	•	ot result in the loss of esta re, South Woodham Ferre res	•			
Proximity to the Workplace	9 5	Site is within 2km wal	king distance of an emplo	yment allocatio	on		
Public Transport	5	Site is within 400m w	alking distance of one or i	more services			
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a	PROW or cycle	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adja	cent to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain	any designated heritage a	issets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated herit	age assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	nts 0	Site is wholly or partially within an identified Minerals Consultation Area and/or Consultation Area where safeguarded infrastructure is permanent in nature or w allocated activity would not have ceased prior to the intended delivery of development.			nent in nature or where the		
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Ope Space	າ Space, an exis	ting/proposed Country		
Green Belt & Green Wedge	5	_	n the Metropolitan Greer	Belt or Green \	Wedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily	within the land	classification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholly	comprises of one or mo	re protected na	tural features		
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQ	MA			
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be requir	ed			
Neighbouring Constraints	0	Site has neighbouring	constraints with no pote	ntial for mitigat	ion		
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	king distance of all servic wn Centre	es and/or the Ci	ity Centre/South		
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on bu ool/healthcare facility/pl	ace of worship/	sports, leisure, or		
Comments on Suitability	Adjac	ent to DSB. In range of b	us stops. 0.098 protected	under TPO/200	7/046.		
Availability Criteria:			Availabilit	y Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector		_		
Land Condition	5	Vacant land & buildin	gs				
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	N/A						
Comments on Availability	Site n	ot within promoters own	ership.				
Achievability Criteria:			Achievabi	ity Rating:	Yellow		
Viability	5	Development is likely		7			
			-				
Timescale for Deliverability		Over 5 years					

SHELAA Reference:	15SLAA46	RAG Rating:	Amber	30	0 May 2023	
Site Address:	Old Chase Fa	rm, Hyde Lane, Danbu	ry, Chelmsford, Essex, CM	13 4LP		
Parish:	Danbury		Total Score:	98		
Developable Site Area	4.25		Reason for			
(ha):			discounted areas:			
Potential Yield:	428		Typology:	28		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas	5	•	t result in the loss of establis	•		
			e, South Woodham Ferrers T	own Centre	or any designated	
Duranianian da da alamana		Neighbourhood Centr	es n walking distance of an emp	laumant alla	antion	
Proximity to the Workplace					Cation	
Public Transport	0		om walking distance from all		a atura ele	
PROW and Cycling Connect			alking distance to either a PR		TELWORK	
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A	C'ha da a a a la a a la a				
Designated Heritage Assets			any designated heritage asse			
Non-Designated Heritage A			any non-designated heritage			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	Minerals & Waste Constraints Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not Minerals or Waste Consultation Area			ite is not within a		
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an existi	ing/proposed Country	
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green W	/edge	
Land Classification	5	Site is predominantly	Previously Developed Land			
Protected Natural Features	0	Site partially or wholly	comprises of one or more p	rotected nati	ural features	
Flood Risk Constraints	4	Site is wholly or partia	ally within Flood Zone 2, with	the remaind	er in Flood Zone 1	
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required			
Neighbouring Constraints	0	Site has neighbouring	constraints with no potentia	I for mitigation	on	
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	king distance of all services a wn Centre	nd/or the Cit	y Centre/South	
Community Facilities	3		out additional strain on but no ool/healthcare facility/place			
Comments on Suitability	Outsid (LoWS		cted under TPO/2013/013. W	ithin 100m c	of Shough House Wood	
Availability Criteria:			Availability R	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector		•	
Land Condition	3	Low intensity land use	es .			
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or	N/A	•				
Allocation						
Comments on Availability	Site cu	urrently in use for other p	ourposes.			
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely	viable	_		
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability		•				

SHELAA Reference:	15SLAA47	RAG Rating:	Amber	30 May 2023		
Site Address:	Sports Centr	e, Partridge Green, Bro	oomfield, Chelmsford, Ess	ex, CM1 7E	Υ	
Parish:	Broomfield		Total Score:	94		
Developable Site Area	12.72	Reason for				
(ha):			discounted areas:			
Potential Yield:	218		Typology:	1		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	nt allocation		
Impact on Retail Areas	5		ot result in the loss of establis	•		
			re, South Woodham Ferrers 1	own Centre	or any designated	
Donatos trata de la 147 a desta de		Neighbourhood Centr	res m walking distance of an emp	la mant alla	antian	
Proximity to the Workplace			Om walking distance from all		Cation	
Public Transport	0		alking distance to either a PR		notwork	
PROW and Cycling Connect	ivity 5		ig vehicle access into/adjacen		HELWOIK	
Vehicle Access	N/A	A Toute exists enablin	ig veriicie access irito/aujaceri	it to the site		
Strategic Road Access		Site does not contain	any designated heritage asse	at c		
Designated Heritage Assets			any non-designated heritage			
Non-Designated Heritage A	5				oct	
Archaeological Assets Minerals & Waste Constrain		Site is not thought to contain any assets of archaeological interest Site is wholly or partially within an identified Minerals Safeguarding Area and requires				
Willierals & Waste Constrain	nts 2		b be undertaken in the form o	_	•	
Defined Open Space	5		in an area defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	5	Park or 'Other' Green	in the Metropolitan Green Be	lt or Green W	Vedge	
Land Classification	0		Greenfield and primarily with			
Land Classification	J	Grade 2 or Grade 3	ercennera ana primarny ma		nassiniaansin, si Grade 1,	
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			
				Om of an inte	rnational/national	
Flood Risk Constraints	5	designated protected Site is wholly within F				
Air Quality Management Ar			Om from a designated AQMA			
Ground Condition Constrain			ot expected to be required			
Neighbouring Constraints	5	Site has no neighbour				
Proximity to Key Services	0		m walking distance of one or	more service	s and the City	
Troduinty to Key Services			am Ferrers Town Centre	2. 2 30		
Community Facilities	0		Development would result in the loss of an existing/proposed school/healthcare			
			hip/sports, leisure, or recreat		12)	
Comments on Suitability	Adja	cent to DSB. Adjacent TPC	D/2015/010 and Sparrowhaw			
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5		illing owner/public sector			
Land Condition	4	Established single use				
Legal Constraints	5	Site does not face any	y known legal issues			
Planning Permission or Allocation	N/A					
Comments on Availability	Site o	currently in use for other	purposes.			
Achievability Criteria:			Achievability	Rating:	Green	
Viability Circuit.	5	Development is likely			Jiccii	
Timescale for Deliverability		Up to 5 years				
		op to 5 years				
Comments on Achievability	1					

SHELAA Reference:	15SLAA	48	RAG Rating:	Amber 30 May 2023			
Site Address:	Land Sou	ıth Of	Rough Hill Complex,	The Tye	, East Hanningfiel	d, Chelmsfo	ord, Essex
Parish:	East Han	ningf	ield	Total	Score:	108	
Developable Site Area	8.93			Reaso	n for		
(ha):				discou	inted areas:		
Potential Yield:	153			Typol	ogy:	2	
Proposed Use:	Resident	ial		Comn	ents on the size		
				of site	:		
Suitability Criteria:					Suitability Ra	ting:	Amber
Proximity to Employment A	reas 5	,	Site is outside of any e	xisting/p	roposed employme	nt allocation	
Impact on Retail Areas	5	,	Development does no			•	
			Chelmsford City Centr		Woodham Ferrers T	own Centre	or any designated
2			Neighbourhood Centre		f		
Proximity to the Workplace			Site is within 2km wall				1
Public Transport	5		Site is within 400m wa				
PROW and Cycling Connect			Site is within 100m wa				ietwork
Vehicle Access	5		A route exists enabling	g venicie	access into/adjacen	t to the site	
Strategic Road Access		I/A	ou to the				
Designated Heritage Assets			Site does not contain a				
Non-Designated Heritage A			Site does not contain a				
Ÿ	Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constrain	nts 5)	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	•	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ng/proposed Country
Green Belt & Green Wedge	5	,	Site does not lie within	n the Me	tropolitan Green Be	t or Green W	/edge
Land Classification	0)	Site is predominantly Grade 2 or Grade 3	Greenfie	d and primarily with	in the land c	lassification/s: Grade 1,
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 Ar	eas 5	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts 5)	Ground treatment is not expected to be required				
Neighbouring Constraints	5)	Site has no neighbouring constraints				
Proximity to Key Services	O)	Site is in excess of 2km Centre/South Woodha			nore services	s and the City
Community Facilities	3	}	Development would p existing/proposed sch recreation facility				
Comments on Suitability	А	djace	nt to DSB. In range of bu	s stops.	0.991ha protected u	nder TPO/20	16/016.
Availability Criteria:		<u> </u>			Availability R		Green
Land Ownership	5	<u> </u>	Held by developer/wil	ling own			C . cc
Land Condition	5		Vacant land & building		·		
Legal Constraints	5		Site does not face any known legal issues				
Planning Permission or		I/A					
Allocation		,					
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability	5		Development is likely	viable	121122221167		1 -:
Timescale for Deliverability			Up to 5 years				
Comments on Achievability			V V -=				
23							

Site Address: Storage Adjacent to Pond View, Banters Lane, Great Leighs, Chelmsford	SHELAA Reference:	17SLAA1	RAG Rating:	Amber	3	0 May 2023		
Developable Site Area 0.34 Reason for discounted areas:	Site Address:	Storage Ad	ljacent to Pond View, Ba	inters Lane, Great Leighs, (Chelmsford			
Comments on the size Comments on the size Comments on the size Comments on the size Suitability Criteria: Suitability Rating: Amber	Parish:	Great Leig	ns	Total Score:	104			
Protential Yield: 10 Typology: 17 Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Acreas 5 Site is outside of any existing/proposed employment allocation Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Neighbourhood Centres 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 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 Assequarding Area. Site is not within a Minerals are defined as Open Space, an existing/proposed Count Park or Other Green Space 5 Site does not lie within an rear a defined as Open Space, an existing/proposed Count Park or Other Green Space 5 Site does not lie within an rear a defined as Open Space, an existing/proposed Count Park or Other Green Space 5 Site is in excess of 500m from a designated protected natural features flood Risk Constraints 5 Site is in excess of 500m from a designated protected natural features flood Risk Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated or one or more services and the	Developable Site Area	0.34		Reason for				
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Amber	(ha):			discounted areas:				
Suitability Criteria: Suitability Criteria: Suitability Rating: Amber	Potential Yield:	10		Typology:	17			
Suitability Criteria: Suitability Criteria: Suitability Rating: Amber	Proposed Use:	Residentia		Comments on the size				
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation				of site:				
Impact on Retail Areas Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	Suitability Criteria:			Suitability Ra	ating:	Amber		
Chelmsford City Centre, South Woodham Ferrers 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 on-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Count 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: Grad Grade 2 or Grade 3 Protected Natural Features 5 Site is nexcess 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 in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 5 Site is in excess of 500m from a designated of one or more services and the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Within DSB. A1099 runs above site. Availability Criteria: Availability Criteria: Valie L	Proximity to Employment A	reas 5						
Neighbourhood Centres	Impact on Retail Areas	5	· ·					
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 & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consculation Area 5 Site does not lie within an area defined as Open Space, an existing/proposed Count Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge Site does not lie within the Metropolitan Green Belt or Green Wedge Site is predominantly Greenfield and primarily within the land classification/s: Grad Grade 2 or Grade 3 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 and in excess of 500m of any international/national designated protected natural features of Site is in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features of Site is in excess of 500m of any international/national designated protected natural features of Site is in excess of 500m of any international/national designated protected natural features of Site is in excess of 500m of any international/national designated protected natural features of Site is in excess of 2km walking distan			•	•	own Centre	or any designated		
Public Transport O Site is in excess of 400m walking distance from all services PROW and Cycling Connectivity O Site is not connected to either an existing PROW or cycle network Vehicle Access Strategic Road Access N/A Designated Heritage Assets S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Minerals & Waste Constraints S Site does not access within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space S Site does not lie within an area defined as Open Space, an existing/proposed Count Park or 'Other' Green Space Green Belt & Green Wedge Land Classification Site is predominantly freenfield and primarily within the land classification/s: Grad Grade 2 or Grade 3 Protected Natural Features S Site is nexcess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features Flood Risk Constraints S Site is in excess of 500m of any international/national designated protected natural features Flood Risk Constraints S Site is in excess of 500m of any international/national designated protected natural features Flood Risk Constraints S Site is in excess of 500m of any international/national designated protected natural features S Site is in excess of 500m of any international/national designated protected natural features S Site is in excess of 500m of any international/national designated protected natural features S Site is in excess of 500m of any international/national designated protected natural features S Site is in excess of 500m of any internat	Dravimity to the Merkelese				ont allocation	<u> </u>		
PROW and Cycling Connectivity O Site is not connected to either an existing PROW or cycle network Vehicle Access 5						···		
Vehicle Access 5	•					ork		
Designated Heritage Assets 5 Site does not contain any designated heritage assets 5 Site does not contain any non-designated heritage assets 7 Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets 7 Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Count Park or 'Other' Green Space 5 Site does not lie within the Metropolitan Green Belt or 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 2 or Grade 2 or Grade 3 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 Site is in excess of 500m of any international/national designated protected natural features Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site has no neighbouring constraints 5 Site has no neighbouring constraints 7 Site has no neighbouring constraints 8 Site has no neighbouring constraints 9 Site has no neigh						// N		
Designated Heritage Assets Non-Designated Heritage Assets Site does not contain any designated heritage assets Archaeological Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any non-designated heritage assets Minerals & Waste Constraints 5 Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Count 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: Grad 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 and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designate				is vernicle access into/aujacen	it to the site			
Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Count Park or 'Other' Green Space Green Belt & Green Wedge Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification Site is predominantly Greenfield and primarily within the land classification/s: Grad Grade 2 or Grade 3 Protected Natural Features 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 of 50m of any international features and in excess of 500m of any international features and international features and				any designated horitage asso	ıtc			
Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Defined Open Space Site does not lie within a Minerals area defined as Open Space, an existing/proposed Count Park or 'Other' Green Space Green Belt & Green Wedge Land Classification Osite is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features 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 and in excess of 500m of any international/national designated protected natural features of Site is wholly within Flood Zone 1 Air Quality Management Areas Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Within DSB. A1099 runs above site. Availability Criteria: Legal Constraints Site does not lie within the Metropolitan Green Belt or Green Wedge Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Within DSB. A1099 runs above site. Availability Rating: Green Land Condition 4 Established single use Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green								
Minerals & Waste Constraints Defined Open Space Site does not lie within an Alinerals Safeguarding Area. Site is not within a Minerals Or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Count Park or 'Other' Green Space Green Belt & Green Wedge Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 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 Site is in excess of 100m of any locally designated protected natural features Flood Risk Constraints Site is in excess of 500m of any international/national designated protected natural features Flood Risk Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Ground treatment is not expected to be required Neighbouring Constraints Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Comments on Suitability Within DSB. A1099 runs above site. Availability Criteria: Land Ownership Land Condition 4 Established single use Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Permission 21/00880/FUL granted, awaiting start on site. Alchievability Criteria: Vachievability Rating: Green Vability Site in use for other purposes. Achievability Rating: South Within Dse Lovelopment is likely viable				, , , , , , , , , , , , , , , , , , , ,				
Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Count 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 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. Availability Criteria: Land Ownership Land Condition 4 Established single use Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Vachievability Rating: Achievability Rating: Green Viability 5 Development is likely viable								
Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Count Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge	willerais & waste constrain				iruirig Area. 3	oite is not within a		
Park or 'Other' Green Space Green Belt & Green Wedge	Defined Open Space	5			ace, an exist	ing/proposed Country		
Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: 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 and in excess of 500m from a designated protected natural features. Site 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. Availability Criteria: Availability Rating: Green Land Condition 4 Established single use Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable								
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 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. Availability Criteria: Availability Rating: Green Land Condition 4 Established single use Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability Comments on Availability 5 Development is likely viable	Green Belt & Green Wedge	5	Site does not lie withi	in the Metropolitan Green Be	lt or Green V	Vedge		
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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 4 Established single use Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability Site in use for other purposes.	Land Classification	0	Grade 2 or Grade 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 Within DSB. A1099 runs above site. Availability Criteria: Availability Rating: Green 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. Allocation Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable	Protected Natural Features	5						
Ground Condition Constraints Neighbouring Constraints Site has no neighbouring constraints Proximity to Key Services OSite is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre Community Facilities 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. Availability Criteria: Land Ownership SHeld by developer/willing owner/public sector Land Condition 4 Established single use Legal Constraints Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Achievability Rating: Green	Flood Risk Constraints	5	Site is wholly within F	lood Zone 1				
Neighbouring Constraints Proximity to Key Services O 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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 4 Established single use Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Achievability Rating: Green	Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA				
Proximity to Key Services O 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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 4 Established single use Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable	Ground Condition Constrain	nts 5	Ground treatment is a	not expected to be required				
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. Availability Criteria: Land Ownership Land Condition 4 Established single use Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Viability 5 Development is likely viable Centre/South Woodham Ferrers Town Centre Availability not put addition and existing on put addition and existing on put addition and existing proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Availability Rating: Centre/South Woodham Ferrers Town Centre Availability Rating: Centre/South Woodham Ferrers Town Centre Availability Rating: Achievability Rating: Green	Neighbouring Constraints	5						
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Comments on Suitability Within DSB. A1099 runs above site. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 4 Established single use Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Viability Development is likely viable Racility/place of worship/sports, leisure, or recreation facility/place of worship/sports, leisure, or recreation facility/place of worship/sports, leisure, or recreation facility Availability Rating: Achievability Rating: Green	Proximity to Key Services	0			more service	s and the City		
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: Availability Rating: Freen Availability Rating: Site does not face any known legal issues Permission 21/00880/FUL granted, awaiting start on site. Achievability Achievability Rating: Green Achievability Rating: Green Development is likely viable	Community Facilities	5	existing/proposed sch					
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 Permission 21/00880/FUL granted, awaiting start on site. Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable	Comments on Suitability	Wi	thin DSB. A1099 runs above	e site.				
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 Permission 21/00880/FUL granted, awaiting start on site. Allocation Site in use for other purposes. Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable				Availability F	Rating:	Green		
Land Condition 4 Established single use Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Green Development is likely viable		5	Held by developer/wi	•				
Legal Constraints Planning Permission or Allocation Comments on Availability Site in use for other purposes. Achievability Criteria: Achievability Site in use for other purposes. Achievability Criteria: Development is likely viable				· · ·				
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability Permission 21/00880/FUL granted, awaiting start on site. Achievability Griteria: Achievability Rating: Green Development is likely viable								
Comments on Availability Site in use for other purposes. Achievability Criteria: Viability Site in use for other purposes. Achievability Rating: Green Development is likely viable	Planning Permission or				site.			
Achievability Criteria: Viability Achievability Rating: Green Development is likely viable		Site	e in use for other purposes.					
Viability 5 Development is likely viable		3.0			Rating.	Green		
		5	Develonment is likely	•		Jiccii		
Timescale for Deliverability 3 Option years				VIGNIC				
Comments on Achievability			op to 3 years					

SHELAA Reference: 1	17SLAA3	RAG Rating:	Amber	Amber 30 May 2023			
Site Address:	Land West C	of Peartree Cottage, Bra	aintree Road, Little Walth	am, Chelms	ford		
Parish:	Little Waltha	am	Total Score:	106			
Developable Site Area	0.78		Reason for				
(ha):			discounted areas:				
Potential Yield:	15		Typology:	5			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	ent allocation			
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr		Town Centre	or any designated		
Proximity to the Workplace	5		king distance of an employm		n		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connecti	vity 0		to either an existing PROW o				
Vehicle Access	3		onstraints that would likely p	revent the in	nplementation of a route		
		to enable vehicle acce	ess into/adjacent to the site				
Strategic Road Access	N/A	C'ha da a a a baarta'					
Designated Heritage Assets	5		any designated heritage asse				
Non-Designated Heritage As			any non-designated heritage				
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrair	ts 5	Minerals or Waste Co	nsultation Area				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	elt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	hin the land o	lassification/s: Grade 1,		
Protected Natural Features	5		Om of any locally designated international/national designated				
Flood Risk Constraints	5	Site is wholly within F	-	'			
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA				
Ground Condition Constrain			not expected to be required				
Neighbouring Constraints	5	Site has no neighbour					
Proximity to Key Services	0	Site is in excess of 2kr	n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities	5	Development would r	not result in the loss of nor proposed in the loss of the loss of nor proposed in the loss of				
Comments on Suitability	Outs	ide of DSB. In range of bus	s stops.				
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector	_			
Land Condition	5	Vacant land & building	gs				
Legal Constraints	3	Site may possibly face	e legal issues				
Planning Permission or Allocation	N/A						
Comments on Availability	Build	ing covenant in place fror	n previous owners.				
Achievability Criteria:		·	Achievability	/ Rating:	Green		
-,		D					
Viability	5	Development is likely	viable				
Viability Timescale for Deliverability	5	Development is likely Up to 5 years	viable				

SHELAA Reference: 1	L7SLAA4	RAG Rating:	Amber	Amber 30 May 2023		
Site Address:	Land North C	of Baileys Cottage, Cha	tham Green, Little Waltha	am, Chelmst	ford, Essex	
Parish:	Little Waltha	m	Total Score:	113		
Developable Site Area	1.08		Reason for			
(ha):			discounted areas:			
Potential Yield:	24		Typology:	4		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas	5	Development does no	t result in the loss of establis	hed shops ar	d services within	
		Neighbourhood Centr				
Proximity to the Workplace	5	Site is within 2km wall	king distance of an employm	ent allocatior	1	
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connecti	vity 5		alking distance to either a PR		network	
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N/A					
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets		
Non-Designated Heritage As	ssets 5	Site does not contain	any non-designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological intere	est	
Minerals & Waste Constrain	its 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an existi	ing/proposed Country	
Green Belt & Green Wedge	5	Site does not lie within	n the Metropolitan Green Be	lt or Green W	/edge	
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land c	lassification/s: Grade 1,	
Protected Natural Features	5		m of any locally designated printernational/national desig			
Flood Risk Constraints	5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	its 5	Ground treatment is not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	Site has no neighbouring constraints			
Proximity to Key Services	0		n walking distance of one or i am Ferrers Town Centre	more service	s and the City	
Community Facilities	3		out additional strain on but no			
			ool/healthcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability	Adiac	recreation facility	us stops. Two entrances/exits	one oither	and of the plot of land	
Comments on Suitability		ring Chatham Green Land		s, one enner t	end of the plot of land	
Availability Criteria:			Availability R	Rating:	Green	
Land Ownership	5	Held by developer/wil	lling owner/public sector			
Land Condition	5	Vacant land & building				
Legal Constraints	5	Site does not face any	-			
Planning Permission or	N/A	<u>, </u>	<u> </u>			
Allocation	.,,,,					
Comments on Availability						
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely			•	
Timescale for Deliverability	5	Up to 5 years				
	_	1				

SHELAA Reference: 17SLAA5 RAG Rat			Red	Red 30 May 2023			
Site Address:	Field At Cro	ondon Park Lane, Stock,	Ingatestone, Essex	<u> </u>			
Parish:	Stock		Total Score:	104			
Developable Site Area	9.19		Reason for				
(ha):			discounted areas:				
Potential Yield:	158		Typology:	2			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A		Site is outside of any	existing/proposed employme	ent allocation	l		
Impact on Retail Areas	5	•	ot result in the loss of establis re, South Woodham Ferrers T res	•			
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	n		
Public Transport	5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connecti	vity 5	Site is within 100m w	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacen	nt to the site			
Strategic Road Access	N/A	4					
Designated Heritage Assets	3	Site is adjacent to one	or more designated heritage	e assets			
Non-Designated Heritage As	ssets 3	Site is adjacent to one	e or more non-designated he	ritage assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constrain	nts 2		s wholly or partially within an identified Minerals Safeguarding Area and requires her assessment to be undertaken in the form of a Minerals Resource Assessment				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	not lie within an area defined as Open Space, an existing/proposed Country ther' Green Space				
Green Belt & Green Wedge	0		te (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification	0		Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature				
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Are	eas 5	Site is in excess of 500	Om from a designated AQMA				
Ground Condition Constrain		Ground treatment is a	not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	5	Site is within 800m w Woodham Ferrers To	alking distance of all services wn Centre	and/or the C	City Centre/South		
Community Facilities	3		out additional strain on but nool/healthcare facility/place				
Comments on Suitability		9	s stops. Adjacent to conserva van Wood (LoWS) and TPO/2		ljacent to a landscape of		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	5	Vacant land & buildin	gs				
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	N/A	<u> </u>					
Comments on Availability							
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely	•				
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		<u> </u>					

SHELAA Reference:	17SLAA	ه۱	RAG Rating:	Amb	er	30) May 2023	
Site Address:	Land So	uth Of	Mill View, Blasford H	Iill, Chel	msford, Essex			
Parish:	Little W	althan	n	Total	Score:	113		
Developable Site Area	0.34			Reaso	n for	0		
(ha):				discou	inted areas:			
Potential Yield:	10			Typol	ogy:	17		
Proposed Use:	Residen	tial		Comn	nents on the size			
				of site	: :			
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no	t result i	n the loss of establis	hed shops an	d services within	
			Chelmsford City Centre Neighbourhood Centre	es				
Proximity to the Workplace	•	5	Site is within 2km wall	king dista	ance of an employm	ent allocatior	<u> </u>	
Public Transport		5	Site is within 400m wa	lking dis	tance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A		-				
Designated Heritage Assets		5	Site does not contain a	any desig	nated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets		5	Site is not thought to o		•			
Minerals & Waste Constrain	nts	5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space		5 Site does not lie wi Park or 'Other' Gre			defined as Open Sp	ace, an existi	ng/proposed Country	
Green Belt & Green Wedge	!	0 The majority of the s Wedge			r more) lies within t	he Metropoli	tan Green Belt or Green	
Land Classification	1	0	Site is predominantly of Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land c	assification/s: Grade 1,	
Protected Natural Features		5	excess of 500m of any	internat	n of any locally designated protected natural features and in international/national designated protected natural features			
Flood Risk Constraints		5	Site is wholly within Fl					
Air Quality Management Ar	reas	5	Site is in excess of 500	m from	a designated AQMA			
Ground Condition Constrain	nts	5	Ground treatment is n		·			
Neighbouring Constraints		5	Site has no neighbouri					
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	vn Centr	e			
Community Facilities		5	Development would n existing/proposed sch- recreation facility		•			
Comments on Suitability		Adjace	nt to DSB. In range of bu	ıs stops.	Access via Mill View			
Availability Criteria:					Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling own				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known l	egal issues			
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		<u>5</u> 5	Up to 5 years					
Comments on Achievability			1 -12 -17 -17 -17					
Comments on Achievability								

SHELAA Reference:	17SLAA7	RAG Rating:	Amber	Amber 30 May 20			
Site Address:	Land South	Of Windmill Farm, Back	Lane, East Hanningfield, Chelmsford				
Parish:	East Hannin	gfield	Total Score:	101			
Developable Site Area	2.087		Reason for	Gas pipe and Buffer (0.583ha)			
(ha):			discounted areas:	is:			
Potential Yield:	41		Typology:	3			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment Areas 5		Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centre		Town Centre	or any designated		
Proximity to the Workplace	5	Site is within 2km wall	king distance of an employm	ent allocatio	n		
Public Transport	0	Site is in excess of 400	m walking distance from all	services			
PROW and Cycling Connect	ivity 0	Site is not connected t	to either an existing PROW o	r cycle netwo	ork		
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacer	nt to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain a	any designated heritage asse	ets			
Non-Designated Heritage A	ssets 5	Site does not contain a	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archae	ological inter	est		
Minerals & Waste Constrain	nts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5		n the Metropolitan Green Be				
Land Classification	0	Grade 2 or Grade 3	Greenfield and primarily witl				
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature				
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts 5	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbouri	Site has no neighbouring constraints				
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities	3		ut additional strain on but n ool/healthcare facility/place				
Comments on Suitability	Adja	cent to DSB.					
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wil	ling owner/public sector	-			
Land Condition	5	Vacant land & building					
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or	N/A	· · · · · · · · · · · · · · · · · · ·					
Allocation							
Comments on Availability							
Achievability Criteria:			Achievability	/ Rating:	Green		
		D			1		
Viability	5	Development is likely	viable				
Viability Timescale for Deliverability	5	Up to 5 years	viable				

SHELAA Reference:	17SLAA9	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Rembrandt H	Iouse, Blasford Hill, Lit	tle Waltham, Chelmsford,	Essex, CM	3 3PF		
Parish:	Little Waltha	m	Total Score:	107			
Developable Site Area	0.46		Reason for	0			
(ha):			discounted areas:				
Potential Yield:	11		Typology:	17			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas	5	1	t result in the loss of establis	•			
		1	e, South Woodham Ferrers 1	own Centre	or any designated		
D : '' : I W ! ! !	-	Neighbourhood Centr					
Proximity to the Workplace			king distance of an employm		11		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connect			alking distance to either a PR		HELWOIK		
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	it to the site			
Strategic Road Access	N/A	Cita desc net centain	any designated haritage asse	.+.			
Designated Heritage Assets			any designated heritage asse				
Non-Designated Heritage A	ssets 5		Site does not contain any non-designated heritage assets				
Archaeological Assets Minerals & Waste Constrain		_	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Willierals & Waste Constrain	Minerals or Waste Consultation Area			iruirig Area. 3	oite is not within a		
Defined Open Space	5		n an area defined as Open Sp	ace, an exist	ing/proposed Country		
	Park or 'Other' Green Space			,			
Green Belt & Green Wedge	0	O The majority of the site (90% or more) lies within the Metropolitan Green Belt o Wedge			itan Green Belt or Green		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily witl	nin the land o	classification/s: Grade 1,		
Protected Natural Features	0	Site partially or wholly	comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required				
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers Tov	king distance of all services a wn Centre	nd/or the Cit	ry Centre/South		
Community Facilities	5		not result in the loss of nor pu nool/healthcare facility/place				
Comments on Suitability	Outsid	de of DSB. In range of bus	s stops. 0.024ha protected ur	nder TPO/201	11/006.		
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wil	lling owner/public sector	. 0			
Land Condition	4	Established single use					
Legal Constraints	5	Site does not face any					
Planning Permission or	N/A	,	<u>=</u>				
Allocation	, , ,						
Comments on Availability	Site co	urrently in use for other p	ourposes.				
Achievability Criteria:			Achievability	Rating:	Green		
Viability	5	Development is likely			1		
Timescale for Deliverability		Up to 5 years					
Comments on Achievability		<u> </u>					

SHELAA Reference:	17SLAA1	1	RAG Rating:	Amb	er	30 May 2023			
Site Address:	Land Nort	h Of	Cranham Road, Little	Walth	am, Chelmsford, E	ssex			
Parish:	Little Wal	tham	1	Total	Score:	73			
Developable Site Area	8.49			Reasc	n for				
(ha):				disco	unted areas:				
Potential Yield:	0			Typol	ogy:	33			
Proposed Use:	Employme	ent		Comn	nents on the size	Size of site	e is potentially suitable		
				of site	2:	for all em	ployment use		
Suitability Criteria:					Suitability Ra	ating:	Amber		
Proximity to Employment A	reas N/	/Α							
Impact on Retail Areas	N/	/Α							
Proximity to the Workplace	. N/	Ά							
Public Transport	0		Site is in excess of 400	m walkii	ng distance from all s	services			
PROW and Cycling Connect	ivity 5		Site is within 100m wa	lking dis	tance to either a PR	OW or cycle i	network		
Vehicle Access	5		A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access	0		Site has no direct acce network, a safeguarde		-	trategic road	network, primary road		
Designated Heritage Assets	5		Site does not contain a			ts			
Non-Designated Heritage A			Site does not contain a	any non-	designated heritage	assets			
Archaeological Assets	5		Site is not thought to				est		
Minerals & Waste Constrain					<u> </u>		tion Area and/or Waste		
viniciais & viaste constrain	100		Consultation Area where safeguarded infrastructure is permanent in nature or where the						
			allocated activity wou	ld not ha	ve ceased prior to th	ne intended o	delivery of development		
Defined Open Space	5		Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	5		Site does not lie within	n the Me	tropolitan Green Be	lt or Green W	/edge		
Land Classification	0		Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	lassification/s: Grade 1,		
Protected Natural Features	0		Site partially or wholly	compris	ses of one or more p	rotected nat	ural features		
Flood Risk Constraints	5		Site is wholly within Fl	ood Zon	e 1				
Air Quality Management Ar	eas 5		Site is in excess of 500	m from	a designated AQMA				
Ground Condition Constrain	nts 3		Ground treatment is e	xpected	to be required on pa	art of the site)		
Neighbouring Constraints	N/	Ά							
Proximity to Key Services	N/								
Community Facilities	5		Development would not result in the loss of nor put additional strain on an				strain on an		
,			existing/proposed sch						
			recreation facility						
Comments on Suitability			e of DSB. Adjacent to Dr. 003/076.Priority 4 conta				tected under		
Availability Criteria:			· · · · · · · · · · · · · · · · · · ·		Availability R		Yellow		
Land Ownership	3		Promoter has an optic						
Land Condition	5		Vacant land & building				·		
Legal Constraints	3		Site may possibly face		ues				
Planning Permission or		rmis	sion 21/00450/REM			n site			
Allocation			==, 00 100, 112141	g. w. 1600	.,	. 5			
Comments on Availability			vner/s have not been inside. Site not within pro			dence of land	lowner/s support with		
Achievability Criteria:	30		one met within pro		Achievability	Rating:	Yellow		
Viability	5		Development is likely	viable					
Timescale for Deliverability			Over 5 years						
Comments on Achievability			Over 5 years						
Comments on Achievability									

SHELAA Reference:	17SLAA12	RAG Rating:	Amber	3	0 May 2023			
Site Address:	Bushy Hill (8RU	Communication Station,	Edwins Hall Road, Wood	ham Ferrers	, Chelmsford, CM3			
Parish:	South Woo	dham 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:					
Suitability Criteria:			Suitability R	ating:	Amber			
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employm					
Impact on Retail Areas	5	•	ot result in the loss of establi re, South Woodham Ferrers res	•				
Proximity to the Workplace	. 5	Site is within 2km wa	lking distance of an employn	nent allocatio	n			
Public Transport	0	Site is in excess of 40	Om walking distance from all	services				
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a PI	ROW or cycle	network			
Vehicle Access	5	A route exists enabling	ng vehicle access into/adjace	nt to the site				
Strategic Road Access	N/A	1						
Designated Heritage Assets	5	Site does not contain	any designated heritage ass	ets				
Non-Designated Heritage A	ssets 5	Site does not contain	Site does not contain any non-designated heritage assets					
Archaeological Assets	5	Site is not thought to	contain any assets of archae	eological inter	est			
Minerals & Waste Constrain		Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area					
Defined Open Space	5	Site does not lie with Park or 'Other' Green	in an area defined as Open S ı Space	pace, an exist	ing/proposed Country			
Green Belt & Green Wedge	5	Site does not lie with	in the Metropolitan Green B	elt or Green V	Vedge			
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 Ar	eas 5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts 3	Ground treatment is	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints	0		constraints with no potenti					
Proximity to Key Services	3	Site is within 2km wa Woodham Ferrers To	lking distance of all services wn Centre	and/or the Ci	ty Centre/South			
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	Out	side of DSB. 0.003ha LoWS	5.					
Availability Criteria:			Availability	Rating:	Green			
Land Ownership	5	Held by developer/wi	illing owner/public sector		-			
Land Condition	2	Established multiple (uses					
Legal Constraints	5	Site does not face any	y known legal issues					
Planning Permission or Allocation	Per	mission 22/02235/OUT	received, yet to be deter	mined				
Comments on Availability	Site	in use for other purposes.						
Achievability Criteria:			Achievabilit	y Rating:	Green			
				, ,				
•	5	Development is likely	viable					
Viability Timescale for Deliverability	5	Development is likely Up to 5 years	viable					

SHELAA Reference:	17SLA	A13	RAG Rating:	Red 30 May 2023			
Site Address:	Land N	orth Ea	ist Of Skeggs Farm, Ch	nelmsfo	rd Road, Writtle, C	helmsford,	Essex
Parish:	Writtle		, , ,		Score:	81	
Developable Site Area	90.15			Reaso	on for		
(ha):	00.20				unted areas:		
Potential Yield:	1104			Typol	ogv:	25	
Proposed Use:	Reside	ntial			nents on the size		
7				of site			
Suitability Criteria:					Suitability Ra	ting:	Red
Proximity to Employment A	reas	5	Site is outside of any e	xisting/	•		
Impact on Retail Areas		5	Development does no Chelmsford City Centra Neighbourhood Centra	e, South		•	
Proximity to the Workplace		5	Site is within 2km wall		ance of an employme	ent allocation	1
Public Transport		5	Site is within 400m wa				
PROW and Cycling Connect	ivitv	5	Site is within 100m wa				network
Vehicle Access	,	5	A route exists enabling				
Strategic Road Access		N/A			, ,		
Designated Heritage Assets		3	Site is adjacent to one	or more	e designated heritage	assets	
Non-Designated Heritage A		3	Site is adjacent to one				
Archaeological Assets	33013	3	Site is thought to be a				ogical interest
Minerals & Waste Constrain	nts	2	_				ding Area and requires
Defined Open Space		3	further assessment to Site partially lies within				
			Park or 'Other' Green	•			
Green Belt & Green Wedge	!	0	The majority of the sit Wedge	e (90% d	or more) lies within th	he Metropoli	tan Green Belt or Green
Land Classification		0	Site is predominantly 0 Grade 2 or Grade 3	Greenfie	ld and primarily with	in the land c	lassification/s: Grade 1,
Protected Natural Features		0	Site partially or wholly	compri	ses of one or more p	rotected nati	ural features
Flood Risk Constraints		2	Up to 25% of the site a	area is w	ithin Flood Zone 3		
Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrain	nts	3	Ground treatment is e	xpected	to be required on pa	art of the site	?
Neighbouring Constraints		0	Site has neighbouring	constrai	nts with no potentia	for mitigation	on
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov			and/or the C	ity Centre/South
Community Facilities		3	Development would p existing/proposed sch- recreation facility				
Comments on Suitability		landsca 0.913h SOPC0	nt to Urban Area. In rang ape of local interest. Nat a protected under TPO/ 00105 and Priority4 cont CHL76, CHL173 and CHI	ural Gre 2008/05 taminate	en Space (Limited Ac 1; 4.351ha LoWS.Pri ed land SOPC000106	ccess), Park a ority 3 conta	nd Recreation Ground. minated land
Availability Criteria:					Availability R	lating:	Yellow
Land Ownership		3	Promoter has an option		chase site or collabo	rate with exi	sting owner
Land Condition		3	Low intensity land use	s			
Legal Constraints		3	Site may possibly face	legal iss	ues		
Planning Permission or		N/A					
Allocation							
Comments on Availability			wner/s have not been invision. Site not within pro			dence of land	lowner/s support with
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely	viable	•		1
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		-	ı · ·				
22							

SHELAA Reference:	17SLA	A14	RAG Rating:	Amk	per	3	0 May 2023	
Site Address:	Land S	outh W	est Of Sunnyfields Sch	nool, Sc	hool Lane, Great L	eighs, Chel	msford, Essex	
Parish:	Great	Leighs		Total	Score:	103		
Developable Site Area	6.66			Reasc	on for			
(ha):				disco	unted areas:			
Potential Yield:	114			Typol	ogy:	2		
Proposed Use:	Reside	ntial		Comn	nents on the size			
				of site	e: 			
Suitability Criteria:					Suitability Ra	iting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	!	5	Site is within 2km wall	king dist	ance of an employm	ent allocation	n	
Public Transport		5	Site is within 400m wa	lking dis	stance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking dis	tance to either a PR	OW or cycle	network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets		3	Site is adjacent to one	or more	e designated heritage	assets		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain a	any assets of archaed	ological inter	est	
Minerals & Waste Constrain	nts	2	Site is wholly or partially within an identified Minerals Safeguarding Area and further assessment to be undertaken in the form of a Minerals Resource Asse			Resource Assessment		
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed C Park or 'Other' Green Space					
Green Belt & Green Wedge			Site does not lie within	n the Me	tropolitan Green Be	lt or Green V	Vedge	
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Gr Grade 2 or Grade 3					
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any					
Flood Risk Constraints		5	Site is wholly within Fl			•		
Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA			
Ground Condition Constrain		5	Ground treatment is n	ot expe	cted to be required			
Neighbouring Constraints		0	Site has neighbouring	constrai	nts with no potentia	for mitigation	on	
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha			more service	s and the City	
Community Facilities		3	Development would p existing/proposed sch recreation facility	ut addit	ional strain on but no			
Comments on Suitability		Adjace buildin	nt to DSB. In range of bu	ıs stops.	Informal access off S	School Lane.	Adjacent to grade 2 listed	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil	ling own				
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or Allocation		N/A	<u>'</u>					
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable			1	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			- 7 7 - 7					
Comments on Achievability								

SHELAA Reference: 1	L7SLAA15	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land North V	Vest Of Eagle Villas, M	ain Road, Ford End, Cheln	nsford, Esse		
Parish:	Great Walth		Total Score:	108		
Developable Site Area	1.25		Reason for			
(ha):			discounted areas:			
Potential Yield:	28		Typology:	4+36		
Proposed Use:	Mixed Use		Comments on the size	Size of sit	e is potentially suitable	
		of site: for all employment use				
Suitability Criteria:			Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas	5		ot result in the loss of establis	•		
		•	re, South Woodham Ferrers T	own Centre	or any designated	
December the state of the state	-	Neighbourhood Centr		ont allocatio	m	
Proximity to the Workplace	5		king distance of an employment		<u> </u>	
Public Transport	5		alking distance of one or mor alking distance to either a PR		natwork	
PROW and Cycling Connecti					network	
Vehicle Access	5		g vehicle access into/adjacen		and or P road	
Strategic Road Access	2		to or is adjacent to a safegua		Odd Of B-rodu	
Designated Heritage Assets	5		any designated heritage asse any non-designated heritage			
Non-Designated Heritage As			<u>, </u>		roct	
Archaeological Assets Minerals & Waste Constrain		5 Site is not thought to contain any assets of archaeological interest				
Willierals & Waste Constrain	11.5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within Minerals or Waste Consultation Area				
Defined Open Space				ed as Open Space, an		
	existing/proposed Country Park or 'Other' Green Space					
Green Belt & Green Wedge	e 5 Site does not lie within the Metropolitan Green Belt or Green Wedge			Vedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grad Grade 2 or Grade 3				
Protected Natural Features	5		Om of any locally designated μ international/national desig			
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Air Quality Management Are	eas 5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	its 5	Ground treatment is r	not expected to be required			
Neighbouring Constraints	5	Site has no neighbour	-			
Proximity to Key Services	0		n walking distance of one or i am Ferrers Town Centre	more service	es and the City	
Community Facilities	3		out additional strain on but no nool/healthcare facility/place			
Comments on Suitability	Adjac		us stops. Amenity Green Spac	ce.		
Availability Criteria:	·		Availability R	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector	- 0-		
Land Condition	3	Low intensity land use				
Legal Constraints	5	Site does not face any				
Planning Permission or	N/A	<u> </u>				
Allocation						
Comments on Availability	Site in	use for other purposes.				
Achievability Criteria:			Achievability	Rating:	Green	
•	5	Development is likely				
Viability	J	Developinent is interf				
Viability Timescale for Deliverability	5	Up to 5 years				

SHELAA Reference:	17SLAA16	RAG Rating:	Red		3	0 May 2023
Site Address:	Land North	West Of The Spread Ea	gle, Mai	n Road, Margaret	ting, Ingate	stone, Essex
Parish:	Margarettin			Score:	94	·
Developable Site Area	4.56		Reasc	n for		
(ha):			disco	unted areas:		
Potential Yield:	78		Typol	ogy:	2	
Proposed Use:	Residential		Comn	nents on the size		
			of site	2:		
Suitability Criteria:				Suitability Ra	ating:	Red
Proximity to Employment A	reas 5	Site is outside of any e	existing/p	proposed employme	nt allocation	
Impact on Retail Areas	5	Development does no Chelmsford City Centr			-	
		Neighbourhood Centr				
Proximity to the Workplace		Site is in excess of 2kr				cation
Public Transport	5	Site is within 400m wa				
PROW and Cycling Connect		Site is within 100m wa				network
Vehicle Access	5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Strategic Road Access	N/A	City is 11		destant D. C.		
Designated Heritage Assets		Site is adjacent to one				
Non-Designated Heritage A		Site does not contain	•			
Archaeological Assets	5	Site is not thought to				
Minerals & Waste Constrain		Less than 5ha of a site Minerals or Waste Co	nsultatio	n Area		
Defined Open Space	5	Park or 'Other' Green	Space			ing/proposed Country
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% c	r more) lies within t	he Metropol	itan Green Belt or Green
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,
Protected Natural Features	3	Site does not compris designated protected designated protected	natural f	eature or within 500		within 100m of a locally rnational/national
Flood Risk Constraints	5	Site is wholly within F				
Air Quality Management Ar	eas 5	Site is in excess of 500	m from	a designated AQMA		
Ground Condition Constrain	nts 5	Ground treatment is r	not expe	ted to be required		
Neighbouring Constraints	0	Site has neighbouring	constrai	nts with no potentia	l for mitigation	on
Proximity to Key Services	0	Site is in excess of 2kr Centre/South Woodh	•	•	more service	s and the City
Community Facilities	3	Development would p existing/proposed sch recreation facility				
Comments on Suitability	Hand	cent to DSB. In range of bu ful of trees on boundary pers site.				
Availability Criteria:				Availability R	Rating:	Green
Land Ownership	5	Held by developer/wi	lling own		- 0	
Land Condition	5	Vacant land & building		•		
Legal Constraints	5	Site does not face any		egal issues		
Planning Permission or Allocation	N/A					
Comments on Availability						
Achievability Criteria:				Achievability	Rating	Green
Viability	5	Development is likely	viahle	Acinevability	Naung.	Joccii
Timescale for Deliverability	5	Up to 5 years	VIGNIC			
Comments on Achievability		Op to 3 years				
Comments on Achievability						

Parish: Developable Site Area (ha): Potential Yield:	Field 2 Retten 3.84 75 Reside	don	uth Of Maltings Road,	Battlesbridge, Wickford, Total Score: Reason for discounted areas:	Essex 80		
Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Area	3.84 75			Reason for	80		
(ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are	75	ntial					
Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are		ntial		discounted areas:			
Proposed Use: Suitability Criteria: Proximity to Employment Are		ntial					
Suitability Criteria: Proximity to Employment Are	Reside	ntial		Typology:	3		
Proximity to Employment Are				Comments on the size of site:			
				Suitability Ra	ting:	Red	
Impact on Retail Areas	eas	5	Site is outside of any e	xisting/proposed employme	nt allocation	•	
		5	Chelmsford City Centre Neighbourhood Centre		own Centre	or any designated	
Proximity to the Workplace		5	Site is within 2km walk	king distance of an employme	ent allocation	n	
Public Transport		5	Site is within 400m wa	lking distance of one or mor	e services		
PROW and Cycling Connectiv	rity	5	Site is within 100m wa	lking distance to either a PRO	OW or cycle i	network	
Vehicle Access		5	A route exists enabling	yvehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		0		ore designated heritage asse			
Non-Designated Heritage Ass	sets	5		any non-designated heritage			
Archaeological Assets		5	Site is not thought to o	contain any assets of archaed	ological intere	est	
Minerals & Waste Constraint	:S	5	Minerals or Waste Cor				
Defined Open Space		5 Site does not lie within an area defined as Open Space, an existing/proportion Park or 'Other' Green Space					
Green Belt & Green Wedge		0	The majority of the site Wedge	e (90% or more) lies within th	he Metropoli	itan Green Belt or Green	
Land Classification		3	· · · · · · · · · · · · · · · · · · ·	Greenfield and primarily with 4, Grade 5, non-agricultural	_		
Protected Natural Features		0	Site partially or wholly	comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints		0		rea is within Flood Zone 3			
Air Quality Management Are	as	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constraint	:S	3	Ground treatment is e	xpected to be required on pa	art of the site	2	
Neighbouring Constraints		0	Site has neighbouring	constraints with no potentia	l for mitigation	on	
Proximity to Key Services		0		n walking distance of one or i im Ferrers Town Centre	more service	s and the City	
Community Facilities		3	·	ut additional strain on but no ool/healthcare facility/place			
Comments on Suitability				stops. Access to Maltings Rone. ECC contaminated land			
Availability Criteria:				Availability R	lating:	Yellow	
Land Ownership		0	Known to be in particu	larly complex/multiple owne	ership		
Land Condition		3	Low intensity land use	s			
Legal Constraints		3	Site may possibly face	legal issues			
Planning Permission or		N/A					
Allocation							
Comments on Availability		•	•	ce of all landowner/s suppor currently in use for other pur		ssion. Entire site not	
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely	·		1	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			<u> </u>				

SHELAA Reference:	17SLAA18	RAG Rating:	Red	3	0 May 2023
Site Address:	Lathcoats Far	m Shop, Beehive Lane	e, Great Baddow, Chelmsf	ord, CM2 8	LX
Parish:	Great Baddov	V	Total Score:	108	
Developable Site Area	15.29		Reason for		
(ha):			discounted areas:		
Potential Yield:	262		Typology:	1	
Proposed Use:	Residential				
·			of site:		
Suitability Criteria:			Suitability Ra	ating:	Red
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation	
Impact on Retail Areas	5	Development does no	t result in the loss of establis	hed shops ar	nd services within
·		Chelmsford City Centr Neighbourhood Centr	e, South Woodham Ferrers Tes	own Centre	or any designated
Proximity to the Workplace	. 5	Site is within 2km wal	king distance of an employm	ent allocatio	n
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services	
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site	
Strategic Road Access	N/A				
Designated Heritage Assets	3	Site is adjacent to one	or more designated heritage	e assets	
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets	
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est
Minerals & Waste Constrain	nts 5	Less than 5ha of a site	is within a Minerals Safegua	rding Area. S	Site is not within a
		Minerals or Waste Co	nsultation Area		
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	0	The majority of the sit Wedge	te (90% or more) lies within t	he Metropol	itan Green Belt or Green
Land Classification	3	· ·	Greenfield and primarily with 4, Grade 5, non-agricultural	_	
Protected Natural Features	5	Site is in excess of 100	om of any locally designated printernational/national designated	orotected na	tural features and in
Flood Risk Constraints	5	Site is wholly within F		'	
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA		
Ground Condition Constrain		Ground treatment is r	not expected to be required		
Neighbouring Constraints	5	Site has no neighbour	ing constraints		
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers Tov	king distance of all services a	nd/or the Cit	ty Centre/South
Community Facilities	3		out additional strain on but n	ot result in th	ne loss of on an
Community Full Market			ool/healthcare facility/place		
Comments on Suitability		ent to Urban Area. In ran de 2 listed building.	ge of bus stops. Direct access	s to the site v	via Beehive Lane. Adjacent
Availability Criteria:			Availability F	Rating:	Yellow
Land Ownership	3	Promoter has an option	on to purchase site or collabo		isting owner
Land Condition	5	Vacant land & building	gs		
Legal Constraints	3	Site may possibly face	legal issues		
Planning Permission or	N/A				
Allocation	· ·				
Comments on Availability		wner/s have not been in ssion. Site not within pro	volved in submission. No evidence of submission and evidence of submission	dence of land	downer/s support with
Achievability Criteria:			Achievability	Rating:	Green
Viability	5	Development is likely			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					

SHELAA Reference:	17SLAA19	RAG Rating:	Amber	3	0 May 2023
Site Address:	Land East Of	Broomfield Library, 18	0 Main Road, Broomfield	, Chelmsfor	d
Parish:	Broomfield	-	Total Score:	105	
Developable Site Area	0.52		Reason for	0	
(ha):			discounted areas:		
Potential Yield:	10		Typology:	5	
Proposed Use:	Residential		Comments on the size		
			of site:		
Suitability Criteria:			Suitability Ra	ating:	Amber
Proximity to Employment A	reas 5	Site is outside of any e	xisting/proposed employme	nt allocation	
Impact on Retail Areas	5	•	t result in the loss of establis e, South Woodham Ferrers T es	•	
Proximity to the Workplace	5	Site is within 2km wall	king distance of an employm	ent allocatio	n
Public Transport	5	Site is within 400m wa	lking distance of one or mor	e services	
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site	
Strategic Road Access	N/A				
Designated Heritage Assets	3	Site is adjacent to one	or more designated heritage	e assets	
Non-Designated Heritage A	ssets 5	Site does not contain a	any non-designated heritage	assets	
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est
Minerals & Waste Constrain		Minerals or Waste Co			
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	0	Wedge	e (90% or more) lies within t		
Land Classification	3	1	Greenfield and primarily witl 4, Grade 5, non-agricultural	_	
Protected Natural Features	0	Site partially or wholly	comprises of one or more p	rotected nat	ural features
Flood Risk Constraints	5	Site is wholly within Fl	ood Zone 1		
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA		
Ground Condition Constrain	nts 5	Ground treatment is n	ot expected to be required		
Neighbouring Constraints	5	Site has no neighbour			
Proximity to Key Services	3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a vn Centre	nd/or the Cit	ty Centre/South
Community Facilities	5	existing/proposed sch recreation facility	ot result in the loss of nor pu ool/healthcare facility/place	of worship/s	sports, leisure, or
Comments on Suitability			stops. Access onto the Broo otected under TPO/2001/05		e site access. Adjacent to
Availability Criteria:			Availability F	Rating:	Yellow
Land Ownership	3	Promoter has an option	on to purchase site or collabo	rate with ex	isting owner
Land Condition	5	Vacant land & building	gs		
Legal Constraints	3	Site may possibly face	legal issues		
Planning Permission or	N/A	•			
Allocation					
Comments on Availability		wner/s have not been in ssion. Site not within pro	volved in submission. No evidence owners ownership.	dence of land	downer/s support with
Achievability Criteria:			Achievability	Rating:	Green
Viability	5	Development is likely			
Timescale for Deliverability		Up to 5 years			
Comments on Achievability		1			

SHELAA Reference:	17SLAA22	RAG Rating:	Amber	3	0 May 2023
Site Address:	Livery Stables	, Fulbourne Farm, Bo	reham Road, Great Leighs	, Chelmsfor	d, CM3 1PR
Parish:	Great Leighs		Total Score:	96	
Developable Site Area	8.09		Reason for		
(ha):			discounted areas:		
Potential Yield:	139		Typology:	2	
Proposed Use:	Residential		Comments on the size		
			of site:		
Suitability Criteria:			Suitability Ra	ating:	Amber
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation	
Impact on Retail Areas	5	· ·	t result in the loss of establis	•	
		-	e, South Woodham Ferrers T	own Centre	or any designated
Duarrimaiter to the NA/autrolase	. 5	Neighbourhood Centr	es king distance of an employm	ont allocation	•
Proximity to the Workplace					<u> </u>
Public Transport	0		Om walking distance from all salking distance to either a PR		actwork
PROW and Cycling Connect			g vehicle access into/adjacen		ICLWUIK
Vehicle Access	5 N/A	A TOUTE EXISTS ELIABILITY	g vernicle access into/aujacen	t to the site	
Strategic Road Access	N/A	Sito is adiacont to and	or more designated heritage	a accote	
Designated Heritage Assets			or more designated heritage or more non-designated her		
Non-Designated Heritage A					oct
Archaeological Assets	5				
Minerals & Waste Constrain	nts 2	Site is wholly or partially within an identified Minerals Safeguarding Area and requestrather assessment to be undertaken in the form of a Minerals Resource Assessm			
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Coun Park or 'Other' Green Space			ing/proposed Country
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge			/edge
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3			
Protected Natural Features	5	Site is in excess of 100	Om of any locally designated p		
Flood Risk Constraints	5	Site is wholly within F	rinternational/national desig	nateu protec	ited natural leatures
Air Quality Management Ar		·	Om from a designated AQMA		
Ground Condition Constrain			not expected to be required		
Neighbouring Constraints	3		constraints with potential fo	r mitigation	
Proximity to Key Services	0		n walking distance of one or		s and the City
TOAITHLY TO KEY SELVICES	U		am Ferrers Town Centre		and the city
Community Facilities	3	Development would p	out additional strain on but no ool/healthcare facility/place		
Comments on Suitability	Adjace		irade 2 listed building. Adjace	ent to protec	ted lanes.
Availability Criteria:	1		Availability R	Rating:	Green
Land Ownership	5	Held by developer/wi	ling owner/public sector		1
Land Condition	3	Low intensity land use	28		
Legal Constraints	5	Site does not face any			
Planning Permission or	N/A		-		
Allocation Comments on Availability	Site cu	rrently in use for other p	ourposes.		
Achievability Criteria:		.,	Achievability	Rating:	Yellow
Viability	5	Development is likely			1
Timescale for Deliverability	4	Over 5 years	···•		
THIRESCARE FOR DELIVERABILITY		J VCI J YCUIJ			

SHELAA Reference:	17SLA	A23	RAG Rating:	Amk	er	3	0 May 2023	
Site Address:	Land N	North O	f Paulk Hall Lane, Grea	at Leigh	s, Chelmsford, Ess	ex		
Parish:	Great				Score:	107		
Developable Site Area	12.06			Reasc	n for			
(ha):				discou	unted areas:			
Potential Yield:	207			Typol	ogy:	2		
Proposed Use:	Reside	ential		Comn	nents on the size			
·				of site	2:			
Suitability Criteria:					Suitability Ra	iting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	proposed employme	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South es	Woodham Ferrers T	own Centre	or any designated	
Proximity to the Workplace	!	5	Site is within 2km wall				n	
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets		5	Site does not contain a					
Non-Designated Heritage A	ssets	3	Site is adjacent to one					
Archaeological Assets		5		Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts	2	Site is wholly or partially within an identified Minerals Safeguarding Area and further assessment to be undertaken in the form of a Minerals Resource Asse				Resource Assessment	
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed Park or 'Other' Green Space					
Green Belt & Green Wedge	Green Belt & Green Wedge 5				tropolitan Green Be			
Land Classification		0	Site is predominantly Greenfield and primarily within the land classification/s: Gr Grade 2 or Grade 3					
Protected Natural Features		5	Site is in excess of 100 excess of 500m of any					
Flood Risk Constraints		5	Site is wholly within Fl			•		
Air Quality Management Ar	eas	5	Site is in excess of 500	m from	a designated AQMA			
Ground Condition Constrain		5	Ground treatment is n	ot exped	ted to be required			
Neighbouring Constraints		5	Site has no neighbouri	ing const	raints			
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha	-		more service	s and the City	
Community Facilities		3	Development would p existing/proposed sch recreation facility					
Comments on Suitability		Outsid Lane.	e of DSB. In range of bus	stops. I	nformal access off Pa	aulk Hall Lane	e. Adjacent to a Protected	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil	ling own				
Land Condition		5	Vacant land & building		·			
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or Allocation		N/A	<u>, </u>					
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Yellow	
Viability		5	Development is likely	viable	,			
Timescale for Deliverability		4	Over 5 years					
Comments on Achievability			,					
Comments on Achievability		I						

SHELAA Reference:	17SLAA24	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land Around	Sewage Works, Good	mans Lane, Great Leighs,	Chelmsford	d, Essex	
Parish:	Great Leighs	<u> </u>	Total Score:	95		
Developable Site Area	8.73		Reason for	Sewage F	Pumping Station	
(ha):			discounted areas:	(0.03ha)		
Potential Yield:	150		Typology: 2			
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability R	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation	ı	
Impact on Retail Areas	5	· · · · · · · · · · · · · · · · · · ·	ot result in the loss of establis	•		
		Chelmsford City Centre, South Woodham Ferrers Town Centre or any designat				
5	_	Neighbourhood Centr				
Proximity to the Workplace			lking distance of an employm		on	
Public Transport	5		alking distance of one or mo		a a book and a	
PROW and Cycling Connect			alking distance to either a PR		network	
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacer	nt to the site		
Strategic Road Access	N/A	Cita dana ant anatain		-1-		
Designated Heritage Assets			any designated heritage asse			
Non-Designated Heritage A		<u> </u>	e or more non-designated he			
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constrain	nts 5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			Site is not within a	
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Cou			ting/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 Grade 2 or Grade 3			classification/s: Grade 1,	
Protected Natural Features	0	Site partially or wholly	y comprises of one or more p	protected na	tural features	
Flood Risk Constraints	2	Up to 25% of the site	area is within Flood Zone 3			
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA	١		
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required			
Neighbouring Constraints	0	Site has neighbouring	constraints with no potentia	al for mitigati	ion	
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	es and the City	
Community Facilities	3		out additional strain on but n			
			nool/healthcare facility/place	of worship/	sports, leisure, or	
Commonts on Cuitability	Outsi	recreation facility	s stops. Adjacent to a Protec	tod Lano Na	tural Groon Space (Limited	
Comments on Suitability		s). 0.1ha under TPO/200		teu Laiie. Na	turar Green Space (Limited	
Availability Criteria:			Availability I	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector			
Land Condition	5	Vacant land & buildin				
Legal Constraints	5	Site does not face any	/ known legal issues			
Planning Permission or	N/A	<u> </u>				
Allocation						
Comments on Availability						
Achievability Criteria:			Achievability	y Rating:	Yellow	
Viability	5	Development is likely			-1	
Timescale for Deliverability	4	Over 5 years				

SHELAA Reference: 1	17SLAA25	RAG Rating:	Yellow	3	80 May 2023		
Site Address:	Land South I	ast Of Main Road, Gre	eat Leighs, Chelmsford,	Essex	-		
Parish:	Great Leighs		Total Score:	112			
Developable Site Area	1.48		Reason for				
(ha):			discounted areas:				
Potential Yield:	0		Typology:	32+36			
Proposed Use:	Mixed Use		Comments on the siz	e Size of si	te is potentially suitable		
·			of site:		nployment use		
Suitability Criteria:			Suitability	Rating:	Green		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employ		ı		
Impact on Retail Areas	5	•	ot result in the loss of esta re, South Woodham Ferre res	•			
Proximity to the Workplace	5	Site is within 2km wal	king distance of an emplo	yment allocatio	on		
Public Transport	5	Site is within 400m w	alking distance of one or n	nore services			
PROW and Cycling Connecti	ivity 5	Site is within 100m w	alking distance to either a	PROW or cycle	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adja	cent to the site			
Strategic Road Access	5	Site has direct access	to or is adjacent to the str	ategic road net	work		
Designated Heritage Assets	5	Site does not contain	any designated heritage a	ssets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated herita	age assets			
Archaeological Assets	5	Site is not thought to	contain any assets of arch	aeological inte	rest		
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safe nsultation Area	guarding Area.	Site is not within a		
Defined Open Space	5		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 withi	n the Metropolitan Green	Belt or Green \	Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification Grade 2 or Grade 3			classification/s: Grade 1,		
Protected Natural Features	3		e of any protected natura natural feature or within natural feature				
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQN	ЛΑ			
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be require	ed			
Neighbouring Constraints	0	Site has neighbouring	constraints with no poter	itial for mitigat	ion		
Proximity to Key Services	N/A		n walking distance of one am Ferrers Town Centre	or more service	es and the City		
Community Facilities	5		not result in the loss of non nool/healthcare facility/pla				
Comments on Suitability	Outs	de of DSB. In range of bu	s stops.				
Availability Criteria:			Availability	/ Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector		_1		
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any	known legal issues				
Planning Permission or Allocation	N/A						
Comments on Availability							
Achievability Criteria:			Achievabil	ity Rating:	Yellow		
Viability	5	Development is likely					
Timescale for Deliverability	4	Over 5 years	-				
Comments on Achievability		J J J J J G G G G G G G G G G G G G G G					
Comments on Acmevability							

SHELAA Reference: 1	L7SLAA26	RAG Rating:	Yellow	3	0 May 2023
Site Address:	Land East Of	The Crescent, Little Le	ighs, Chelmsford, Essex		
Parish:	Great Leighs		Total Score:	112	
Developable Site Area	3.88		Reason for		
(ha):			discounted areas:		
Potential Yield:	0	Typology: 32+36			
Proposed Use:	Mixed Use		Comments on the size	Size of sit	e is potentially suitable
		of site: for all employment use			
Suitability Criteria:			Suitability Ra	ating:	Green
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	ent allocation	1
Impact on Retail Areas	5	Development does not result in the loss of established shops and services with Chelmsford City Centre, South Woodham Ferrers Town Centre or any designat Neighbourhood Centres			
Proximity to the Workplace	5		king distance of an employm	ent allocatio	n
Public Transport	5		alking distance of one or mor		··
PROW and Cycling Connecti			alking distance to either a PR		network
Vehicle Access	5		g vehicle access into/adjacer		
Strategic Road Access	5		to or is adjacent to the strate		work
Designated Heritage Assets	5		any designated heritage asse		
Non-Designated Heritage A			any non-designated heritage		
Archaeological Assets	5		contain any assets of archae		est
Minerals & Waste Constrain		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area			
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Cou Park or 'Other' Green Space			ting/proposed Country
Green Belt & Green Wedge	5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3			
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature		
Flood Risk Constraints	5	Site is wholly within F			
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA		
Ground Condition Constrain	its 5	Ground treatment is r	not expected to be required		
Neighbouring Constraints	0	Site has neighbouring	constraints with no potentia	ıl for mitigati	on
Proximity to Key Services	N/A	Centre/South Woodh	n walking distance of one or am Ferrers Town Centre		
Community Facilities	5		oot result in the loss of nor proof. ool/healthcare facility/place		
Comments on Suitability	Outsid	e of DSB. In range of bus	stops. Within 100m of Strav	w Brook Plan	tation (LoWS).
Availability Criteria:			Availability F	Rating:	Green
Land Ownership	5	Held by developer/wi	ling owner/public sector		
Land Condition	5	Vacant land & building	gs		
Legal Constraints	5	Site does not face any	known legal issues		
Planning Permission or Allocation	N/A				
Comments on Availability					
Achievability Criteria:			Achievability	/ Rating:	Yellow
Viability	5	Development is likely			
Timescale for Deliverability	4	Over 5 years			
Comments on Achievability					

SHELAA Reference:	17SLAA27	RAG Rating:	Yello)W	3	0 May 2023	
Site Address:	Little Boyto	n Hall Farm, Boyton Ha	ll Lane, F	Roxwell, Chelmsfo	rd, CM1 4LI	N	
Parish:	Roxwell	•	Total :	·	84		
Developable Site Area	16.05		Reaso	n for	Oil pipe (0.041ha)		
(ha):			discou	inted areas:			
Potential Yield:	0		Typology: 32+33+34				
Proposed Use:	Employmer	t	Comm	ents on the size	Size of sit	e is potentially suitable	
			of site: for all employment use			ployment use	
Suitability Criteria:				Suitability Ra	ting:	Yellow	
Proximity to Employment A	reas N/A						
Impact on Retail Areas	N/A						
Proximity to the Workplace	N/A						
Public Transport	5	Site is within 400m w	alking dis	tance of one or more	e services		
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking dis	tance to either a PRO	OW or cycle	network	
Vehicle Access	5	A route exists enablin	g vehicle	access into/adjacen	t to the site		
Strategic Road Access	4	Site has direct access	to or is a	djacent to a primary	road netwo	rk	
Designated Heritage Assets	0	Site contains one or n	nore desi	gnated heritage asse	ets		
Non-Designated Heritage A	ssets 5	Site does not contain	any non-	designated heritage	assets		
Archaeological Assets	5	Site is not thought to	contain a	ny assets of archaec	logical inter	est	
Minerals & Waste Constrain	nts 5	Less than 5ha of a site		_	rding Area. S	ite is not within a	
		Minerals or Waste Co					
Defined Open Space	3	3 Site partially lies within an area defined as Open Space, an existing/proposed Park or 'Other' Green Space				ting/proposed Country	
Green Belt & Green Wedge	Green Belt & Green Wedge 5			tropolitan Green Bel	t or Green V	Vedge	
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: G Grade 2 or Grade 3					
Protected Natural Features	0	Site partially or wholl	v compris	es of one or more p	rotected nat	ural features	
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Ar		Site is in excess of 500					
Ground Condition Constrain		Ground treatment is i					
Neighbouring Constraints	N/A			· · · · · · · · · · · · · · · · · · ·			
Proximity to Key Services	N/A						
Community Facilities	5	Development would r existing/proposed sch recreation facility					
Comments on Suitability	Buile	ide of DSB. In range of builing within site. Natural Gi /1987/026.					
Availability Criteria:				Availability R	ating:	Green	
Land Ownership	5	Held by developer/wi	lling own	er/public sector		•	
Land Condition	2	Established multiple u	ıses				
Legal Constraints	5	Site does not face any	known l	egal issues			
Planning Permission or Allocation	N/A						
Comments on Availability	Site	currently in use for other	purposes.				
Achievability Criteria:		•		Achievability	Rating:	Green	
Viability	5	Development is likely	viable	ccvability			
Timescale for Deliverability		Up to 5 years					
Comments on Achievability							
Comments on Achievability							

SHELAA Reference:	17SLAA	28	RAG Rating:	Red	3	0 May 2023	
Site Address:	Land Eas	t Of F	Runwell Chase, Runwe	ell, Wickford			
Parish:	Runwell			Total Score:	92		
Developable Site Area	37.49			Reason for	Gas pipe	and Buffer (0.5ha)	
(ha):				discounted areas:			
Potential Yield:	459			Typology:	27		
Proposed Use:	Mixed U	se		Comments on the size	Size of sit	e is potentially suitable	
				of site:	for all employment use		
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	reas 5	5	Site is outside of any e	xisting/proposed employme	ent allocation		
Impact on Retail Areas	5	5	Chelmsford City Centre Neighbourhood Centre		Γown Centre	or any designated	
Proximity to the Workplace	2 5	5	Site is within 2km wall	king distance of an employm	ent allocatio	n	
Public Transport	5	5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity)	Site is not connected t	o either an existing PROW o	r cycle netwo	ork	
Vehicle Access	5	5	A route exists enabling	g vehicle access into/adjacer	nt to the site		
Strategic Road Access	5	5	Site has direct access t	to or is adjacent to the strate	egic road net	work	
Designated Heritage Assets	5	5		any designated heritage asse			
Non-Designated Heritage Assets 5		5	Site does not contain a	any non-designated heritage	assets		
Archaeological Assets 5			_	contain any assets of archaed			
Minerals & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country				
Defined Open Space	ned Open Space 5			Space	•	,	
Green Belt & Green Wedge	n Belt & Green Wedge 0			e (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification	C)	Site is predominantly of Grade 2 or Grade 3	Greenfield and primarily witl	hin the land o	classification/s: Grade 1,	
Protected Natural Features	C)	Site partially or wholly	comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints	2	2	Up to 25% of the site a	area is within Flood Zone 3			
Air Quality Management Ar	reas 5	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts 3	3	Ground treatment is e	xpected to be required on p	art of the site	9	
Neighbouring Constraints	C)	Site has neighbouring	constraints with no potentia	l for mitigation	on	
Proximity to Key Services	С)		n walking distance of one or am Ferrers Town Centre	more service	s and the City	
Community Facilities	3		existing/proposed sch- recreation facility	ut additional strain on but n ool/healthcare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability	Т	PO/20		stops. 1.726ha protected ui Priority 4 contaminated land			
Availability Criteria:		.511101	J. J.C.	Availability F	Rating:	Green	
Land Ownership	5		Held by developer/wil	ling owner/public sector	wille.	Jiccii	
Land Condition	4		Established single use	o strict/ pablic sector			
Legal Constraints	5		Site does not face any	known legal issues			
Planning Permission or Allocation		N/A	Size does not race any	MIOWII ICEUI ISSUES			
Comments on Availability	S	ite cu	rrently in use for other p	ourposes.			
Achievability Criteria:				Achievability	/ Rating:	Green	
Viability Criteria.	5		Development is likely		Maulig.	GIECH	
			Up to 5 years	viusic			
Timescale for Deliverability)	oh to a Aegis				
Comments on Achievability							

SHELAA Reference:	17SLAA29	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Bilton Road, C	Chelmsford, CM1 2UP				
Parish:	Chelmsford		Total Score:	97		
Developable Site Area	3.27		Reason for	Electricity substation (0.002ha		
(ha):			discounted areas:			
Potential Yield:	293		Typology:	11		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra		Amber	
Proximity to Employment A			located within an existing/p			
Impact on Retail Areas	5	•	t result in the loss of establis	•		
		I	e, South Woodham Ferrers T	own Centre	or any designated	
Drovimity to the Workplace	5	Neighbourhood Centr	es king distance of an employm	ent allocation	<u> </u>	
Proximity to the Workplace	5		alking distance of one or mor		1	
Public Transport			alking distance to either a PR		network	
PROW and Cycling Connective Vehicle Access	5		g vehicle access into/adjacen	-	ICCOOK	
Strategic Road Access	N/A	A TOUTE EXISTS ELIABILITY	6 vernicle access into/aujacen	t to the site		
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	tc		
Non-Designated Heritage Assets						
Archaeological Assets 5		Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constraints 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Willierals & Waste Collstrail	11.3	Minerals or Waste Co	•	rumg Arcu. 3	ite is not within a	
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	5	Site does not lie within	n the Metropolitan Green Be	lt or Green W	/edge	
Land Classification 5		Site is predominantly	Previously Developed Land			
Protected Natural Features	0	Site partially or wholly	comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts 3	Ground treatment is e	expected to be required on pa	art of the site		
Neighbouring Constraints	0	Site has neighbouring	constraints with no potentia	l for mitigation	on	
Proximity to Key Services	5	Site is within 800m wa Woodham Ferrers Tov	alking distance of all services wn Centre	and/or the C	ity Centre/South	
Community Facilities	3	·	out additional strain on but no ool/healthcare facility/place			
Comments on Suitability	trees o		bus stops. The site is accesse ander TPO/2002/067.Priority			
Availability Criteria:			Availability R	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector		•	
Land Condition	2	Established multiple u	ises			
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or	N/A					
Allocation						
Comments on Availability	Site in	use for other purposes.				
Achievability Criteria:			Achievability	Rating:	Amber	
Viability	0	Development is likely	unviable			
Timescale for Deliverability	4	Over 5 years				
Comments on Achievability		•				

SHELAA Reference:	17SLAA30	RAG Rating:	Amber		3	0 May 2023	
Site Address:	Land North O	f Communication Sta	tion At Bushy H	Iill, Edwins H	all Road, \	Woodham Ferrers,	
	Chelmsford						
Parish:	South Woodh	am Ferrers	Total Score:		106		
Developable Site Area	36.74		Reason for				
(ha):			discounted a	reas:			
Potential Yield:	450		Typology:		27		
Proposed Use:	Residential		Comments of	n the size			
			of site:			-	
Suitability Criteria:			Suit	ability Rat	ing:	Amber	
Proximity to Employment A	reas 5	Site is outside of any	existing/propose	d employment	t allocation	•	
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centr	re, South Woodh		•		
Proximity to the Workplace	5	Site is within 2km wal	lking distance of	an employmer	nt allocatio	n	
Public Transport	0	Site is in excess of 400	0m walking dista	nce from all se	rvices		
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to	either a PRO	W or cycle	network	
Vehicle Access	5	A route exists enablin	g vehicle access	into/adjacent	to the site		
Strategic Road Access	N/A						
Designated Heritage Assets		Site does not contain	any designated h	neritage assets	i		
Non-Designated Heritage A		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 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrain	nts 5	Minerals or Waste Co	nsultation Area				
Defined Open Space	5	Site does not lie withi Park or 'Other' Green		d as Open Spa	ce, an exist	ing/proposed Country	
Green Belt & Green Wedge	5	Site does not lie withi	· · · · · · · · · · · · · · · · · · ·				
Land Classification	0	Grade 2 or Grade 3				classification/s: Grade 1,	
Protected Natural Features	3	Site does not compris designated protected designated protected	natural feature			within 100m of a locally rnational/national	
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a design	ated AQMA			
Ground Condition Constrain	nts 5	Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour					
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	wn Centre				
Community Facilities	3	Development would p existing/proposed sch recreation facility					
Comments on Suitability	Outsid	e of DSB. Vehicular acce	ess is available via	a Edwin's Hall I	Road. Adja	cent to a Protected Lane.	
Availability Criteria:			Ava	ilability Ra	ting:	Green	
Land Ownership	5	Held by developer/wi					
Land Condition	5	Vacant land & buildin	gs				
Legal Constraints	5	Site does not face any	y known legal issi	ıes			
Planning Permission or Allocation	N/A	•					
Comments on Availability							
Achievability Criteria:			Δch	ievability l	Rating:	Yellow	
Viability	5	Development is likely		.crasincy			
Timescale for Deliverability	4	Over 5 years					

SHELAA Reference:	17SLAA31	RAG Rating:	Amber	3	0 May 2023
Site Address:	Land South Ea	ast Of Fortune Cottage	e, School Lane, Great Leig	hs, Chelmsf	ord, Essex
Parish:	Great Leighs		Total Score:	108	
Developable Site Area	0.35		Reason for		
(ha):			discounted areas:		
Potential Yield:	11		Typology:	17	
Proposed Use:	Residential		Comments on the size		
			of site:		
Suitability Criteria:			Suitability Ra	ating:	Amber
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation	
Impact on Retail Areas	5	•	t result in the loss of establis	•	
		•	e, South Woodham Ferrers T	own Centre	or any designated
	_	Neighbourhood Centr			
Proximity to the Workplace			king distance of an employm		1
Public Transport	0		m walking distance from all		
PROW and Cycling Connectivity 5			alking distance to either a PR		ietwork
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site	
Strategic Road Access	N/A	Gir II II II			
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 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a			
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	•	rding Area. S	ite is not within a
Defined Open Space	5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country
Green Belt & Green Wedge	5	Site does not lie within	n the Metropolitan Green Be	lt or Green W	/edge
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land c	lassification/s: Grade 1,
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 F	-	•	
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA		
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required		
Neighbouring Constraints	5	Site has no neighbour	ing constraints		
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City
Community Facilities	5		not result in the loss of nor pu nool/healthcare facility/place		
Comments on Suitability	Outsid	e of DSB. Private vehicle	and pedestrian access to site	e. Adjacent to	o Grade 2 listed building
Availability Criteria:			Availability F	Rating:	Green
Land Ownership	5	Held by developer/wi	lling owner/public sector		
Land Condition	5	Vacant land & building			
egal Constraints	5	Site does not face any			
Planning Permission or	N/A	- 12 11 11 11 11 11 11 11 11 11 11 11 11			
Allocation	14//3				
Comments on Availability					
Achievability Criteria:			Achievability	Rating:	Green
Viability	5	Development is likely			1
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability		<u> </u>			

SHELAA Reference:	17SLAA32	RAG Rating:	Amber	3	0 May 2023		
Site Address:	Unit 1 The Ap	plestore, Chantry Far	m, Chantry Lane, Borehar	n, Chelmsfo	ord, CM3 3AN		
Parish:	Boreham		Total Score:	97			
Developable Site Area	1.73		Reason for				
(ha):			discounted areas:				
Potential Yield:	39		Typology:	3			
Proposed Use:	Residential		Comments on the size of site:				
Suitability Criteria:			Suitability Ra	ating:	Amber		
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	ent allocation	1		
Impact on Retail Areas	5	· ·	ot result in the loss of establis re, South Woodham Ferrers T res	•			
Proximity to the Workplace	5		king distance of an employm		n		
Public Transport	0		Om walking distance from all				
PROW and Cycling Connect	ivity 5		alking distance to either a PR		network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacer	nt to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5		any designated heritage asse				
Non-Designated Heritage A			any non-designated heritage				
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrain	nts 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 withi Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge			n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily witl	hin the land o	classification/s: Grade 1,		
Protected Natural Features	3		e of any protected natural fe natural feature or within 500 natural feature				
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1				
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designated AQMA				
Ground Condition Constrain	nts 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 wal Woodham Ferrers To	king distance of all services a wn Centre	ind/or the Cit	ty Centre/South		
Community Facilities	3	existing/proposed sch recreation facility	out additional strain on but n nool/healthcare facility/place				
Comments on Suitability	Outsid	de of DSB. Current access	s is via Chantry Lane.				
Availability Criteria:			Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	3	Low intensity land use	es				
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.					
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely			1		
Timescale for Deliverability		Up to 5 years					

Parish: Developable Site Area (ha): Potential Yield:	Essex Springfield 0.87 19 Residentia eas 5 5 5 ity 5	Site is outside of an Development does Chelmsford City Cer Neighbourhood Cer Site is within 2km w	Total Reaso discou Typol Comm of site y existing/g not result i ntre, South	Score: on for unted areas: ogy: nents on the size	110 0 4 sting:	field, Chelmsford, Amber	
Parish: Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connective	Springfield 0.87 19 Residentia eas 5 5 5 ity 5	Site is outside of an Development does Chelmsford City Cer Neighbourhood Cer Site is within 2km w	Reason discours Typol Commof site y existing/gnot result intre, South others	on for unted areas: ogy: nents on the size e: Suitability Raproposed employme	4 ating: nt allocation	Amber	
Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connective	0.87 19 Residentia eas 5 5 5 vity 5	Site is outside of an Development does Chelmsford City Cer Neighbourhood Cer Site is within 2km w	Reason discours Typol Commof site y existing/gnot result intre, South others	on for unted areas: ogy: nents on the size e: Suitability Raproposed employme	4 ating: nt allocation	Amber	
(ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connective	19 Residentia eas 5 5 5 7ity 5	Site is outside of and Development does of Chelmsford City Cern Neighbourhood Cern Site is within 2km w	discou Typol Comn of site y existing/p not result i ntre, South	unted areas: ogy: nents on the size e: Suitability Ra proposed employme	4 ating: nt allocation	Amber	
Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connective	Residentia eas 5 5 5 5 7ity 5	Site is outside of and Development does of Chelmsford City Cern Neighbourhood Cern Site is within 2km w	Typol Comn of site y existing/p not result i ntre, South	ogy: nents on the size e: Suitability Ra proposed employme	nting: nt allocation	Amber	
Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connective	Residentia eas 5 5 5 5 7ity 5	Site is outside of and Development does of Chelmsford City Cern Neighbourhood Cern Site is within 2km w	y existing/p not result intre, South	nents on the size e: Suitability Ra proposed employme	nting: nt allocation	Amber	
Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connective	eas 5 5 5 5 7ity 5	Site is outside of and Development does of Chelmsford City Cern Neighbourhood Cern Site is within 2km w	of site	e: Suitability Raproposed employme	nt allocation	Amber	
Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connective	5 5 5 vity 5	Development does Chelmsford City Cer Neighbourhood Cer Site is within 2km w	y existing/p not result i ntre, South ntres	Suitability Ra	nt allocation	Amber	
Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connective	5 5 5 vity 5	Development does Chelmsford City Cer Neighbourhood Cer Site is within 2km w	not result i ntre, South ntres	proposed employme	nt allocation		
Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectiv	5 5 5 vity 5	Chelmsford City Cer Neighbourhood Cer Site is within 2km w	ntre, South ntres	n the loss of establis			
Public Transport PROW and Cycling Connectiv	5 vity 5	Site is within 2km w		Woodham Ferrers T	•		
PROW and Cycling Connectiv	rity 5	Site is within 400m	alking dista	ance of an employm	ent allocation	n	
	-	Site is within 400in		stance of one or mor			
		Site is within 100m	walking dis	stance to either a PR	OW or cycle i	network	
V CITICIC / 100033	5	A route exists enabl	ing vehicle	access into/adjacen	t to the site		
Strategic Road Access	N/	A _					
Designated Heritage Assets	5	Site does not contai	in any desi	gnated heritage asse	ts		
Non-Designated Heritage Ass	Site does not contai	in any non-	designated heritage	assets			
Archaeological Assets	Site is not thought t	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constraint	:s 5		Less 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 wit Park or 'Other' Gree		a defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	0	The majority of the Wedge	site (90% c	or more) lies within t	he Metropoli	itan Green Belt or Green	
Land Classification	nd Classification 0			eld and primarily with	nin the land o	lassification/s: Grade 1,	
Protected Natural Features	3		ed natural f	feature or within 500		within 100m of a locally rnational/national	
Flood Risk Constraints	4	Site is wholly or par	tially withii	n Flood Zone 2, with	the remaind	er in Flood Zone 1	
Air Quality Management Are	as 5	Site is in excess of 5	00m from	a designated AQMA			
Ground Condition Constraint	:s 5	Ground treatment is	s not exped	cted to be required			
Neighbouring Constraints	5	Site has no neighbo	uring const	traints			
Proximity to Key Services	5	Site is within 800m Woodham Ferrers T	_	stance of all services re	and/or the C	ity Centre/South	
Community Facilities	5	•		t in the loss of nor pu thcare facility/place			
Comments on Suitability		thin Urban Area. In range jacent to sewage works.	of bus stop	os. Amenity Green Sp	oace. Small p	art of site in FZ2.	
Availability Criteria:				Availability R	lating:	Green	
Land Ownership	5	Held by developer/v	willing own	ner/public sector		•	
Land Condition	5	Vacant land & build	ings				
Legal Constraints	5	Site does not face a	ny known l	legal issues			
Planning Permission or Allocation	N/	A					
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
Viability	5	Development is like	ly viable	•		1	
Timescale for Deliverability	5	Up to 5 years					
Comments on Achievability		<u> </u>					

SHELAA Reference:	18SLAA3	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Pondside Nur	sery And Yard, Chatha	am Green, Little Waltham	, Chelmsfor	d, Essex, CM3 3LE	
Parish:	Little Waltha	n	Total Score:	113		
Developable Site Area	0.32		Reason for			
(ha):			discounted areas:			
Potential Yield:	14		Typology:	20		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	ent allocation		
Impact on Retail Areas	5	· ·	ot result in the loss of establis	•		
			re, South Woodham Ferrers	Town Centre	or any designated	
5	_	Neighbourhood Centr			_	
Proximity to the Workplace			king distance of an employm		n ————————————————————————————————————	
Public Transport	5		alking distance of one or mor		naturark	
PROW and Cycling Connect			alking distance to either a PR		network	
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacer	it to the site	_	
Strategic Road Access	N/A			_		
Designated Heritage Assets			any designated heritage asse			
Non-Designated Heritage A		Site does not contain any non-designated heritage assets				
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co		arding Area. S	ite is not within a	
Defined Open Space	5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ing/proposed Country	
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification 5		Site is predominantly	Previously Developed Land			
Protected Natural Features	5		Om of any locally designated international/national design			
Flood Risk Constraints	5	Site is wholly within F				
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required			
Neighbouring Constraints	0	Site has neighbouring	constraints with no potentia	l for mitigation	on	
Proximity to Key Services	0		n walking distance of one or am Ferrers Town Centre	more service	s and the City	
Community Facilities	5	Development would r	not result in the loss of nor p			
		recreation facility	nool/healthcare facility/place	or worship/s	sports, leisure, or	
Comments on Suitability			s stops. Part of site deemed I A131.	PDL as per 17	/00539/CLEUD &	
Availability Criteria:		•	Availability F	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector			
Land Condition	3	Low intensity land use				
Legal Constraints	5	Site does not face any				
Planning Permission or	N/A	,	<u> </u>			
Allocation	,					
Comments on Availability	Site cu	rrently in use for other p	ourposes.			
Achievability Criteria:			Achievability	/ Rating:	Green	
Viability	5	Development is likely	viable	-	•	
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability		•				

SHELAA Reference:	18SLAA4	RAG Rating:	Green	3	0 May 2023		
Site Address:	Land North	Of Elm Green Lane, Da	nbury, Chelmsford, Essex	[
Parish:	Danbury		Total Score:	110			
Developable Site Area	13.98		Reason for				
(ha):			discounted areas:				
Potential Yield:	240		Typology:	1			
Proposed Use:	Residential		Comments on the size				
			of site:				
Suitability Criteria:			Suitability R	ating:	Green		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employm	ent allocation			
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr		Town Centre	or any designated		
Proximity to the Workplace	5		king distance of an employr		n		
Public Transport	5		alking distance of one or mo				
PROW and Cycling Connect	ivity 5	Site is within 100m w	alking distance to either a P	ROW or cycle	network		
Vehicle Access	5	A route exists enablin	g vehicle access into/adjace	nt to the site			
Strategic Road Access	N/A	4					
Designated Heritage Assets	3	Site is adjacent to one	or more designated herita	ge assets			
Non-Designated Heritage Assets		Site is adjacent to one	or more non-designated he	eritage assets			
Archaeological Assets	5		Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constraints 5		Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5	Park or 'Other' Green					
Green Belt & Green Wedge	5		n the Metropolitan Green B				
Land Classification	3	classification/s: Grade	Greenfield and primarily wind service 4, Grade 5, non-agricultura	ıl use, or urba	n use		
Protected Natural Features 0			comprises of one or more	protected nat	ural features		
Flood Risk Constraints	5	Site is wholly within F					
Air Quality Management Ar			m from a designated AQM				
Ground Condition Constrain		Ground treatment is not expected to be required					
Neighbouring Constraints	5	Site has no neighbour	=	.,			
Proximity to Key Services	3	Woodham Ferrers To	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	Adj		s stops. Access off Riffhams 0.202ha protected under TF .ingwood Common SSSI.				
Availability Criteria:			Availability	Rating:	Green		
Land Ownership	5	Held by developer/wi	lling owner/public sector				
Land Condition	5	Vacant land & buildin					
Legal Constraints	5	Site does not face any					
Planning Permission or	N/A						
Allocation	,.						
Comments on Availability							
Achievability Criteria:			Achievabilit	y Rating:	Green		
Viability	5	Development is likely					
	_						
Timescale for Deliverability	5	Up to 5 years					

Site Address: Parish:	Gay Bow	ore Fe						
Parish:		512 L	arm, Bakers Lane, We	st Hann	ingfield, Chelmsfo	rd, Essex, C	CM2 8LD	
	West Har	nning	field	Total S	Score:	96		
Developable Site Area	5.8			Reaso	n for			
(ha):				discou	nted areas:			
Potential Yield:	99			Typolo	ogy:	2		
Proposed Use:	Residenti	al		Comm	ents on the size			
		of site:						
Suitability Criteria:					Suitability Ra	iting:	Red	
Proximity to Employment A	reas 5		Site is outside of any e	existing/p	roposed employme	nt allocation		
Impact on Retail Areas	5		Development does no Chelmsford City Centre Neighbourhood Centre	e, South		•		
Proximity to the Workplace	5		Site is within 2km wall	king dista	nce of an employm	ent allocation	ı	
Public Transport	5		Site is within 400m wa	alking dist	ance of one or mor	e services		
PROW and Cycling Connect	ivity 5		Site is within 100m wa	alking dist	ance to either a PR	OW or cycle r	network	
Vehicle Access			A route exists enabling					
Strategic Road Access	N	/A						
Designated Heritage Assets 5			Site does not contain a	any desig	nated heritage asse	ts		
Non-Designated Heritage Assets			Site does not contain a	any non-c	designated heritage	assets		
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrain	s & Waste Constraints 5			Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	5		Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ing/proposed Country	
Green Belt & Green Wedge	elt & Green Wedge 0			e (90% o	r more) lies within t	he Metropoli	tan Green Belt or Green	
Land Classification 0			Grade 2 or Grade 3				lassification/s: Grade 1,	
Protected Natural Features	0		Site partially or wholly			rotected nati	ural features	
Flood Risk Constraints	5		Site is wholly within Fl					
Air Quality Management Ar	eas 5		Site is in excess of 500	m from a	designated AQMA			
Ground Condition Constrain	nts 5		Ground treatment is n	-	•			
Neighbouring Constraints	0		Site has neighbouring constraints with no potential for mitigation					
Proximity to Key Services	0		Site is in excess of 2km Centre/South Woodha	U		more services	s and the City	
Community Facilities	3		Development would p existing/proposed sch- recreation facility	ool/healt	hcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability		utside /oodla		s stops. 0.	192ha protected ur	ider TPO/200	06/044; 0.042ha Ancient	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership	5		Held by developer/wil	ling own	er/public sector	_	•	
Land Condition	3		Low intensity land use	es				
Legal Constraints	5		Site does not face any		egal issues			
Planning Permission or Allocation	N	/A						
Comments on Availability	Si	te cur	rently in use for other p	ourposes.				
Achievability Criteria:			•	•	Achievability	Rating:	Green	
Viability	5		Development is likely	viable				
TIGOTILY								
Timescale for Deliverability	5		Up to 5 years					

SHELAA Reference:	18SLAA6	5	RAG Rating:	Red	3	0 May 2023	
Site Address:	Poolman	Ltd, I	Bakers Lane, West Ha	nningfield, Chelmsford, E	ssex, CM2	8LD	
Parish:	West Han	nning	field	Total Score:	101		
Developable Site Area	0.2			Reason for			
(ha):				discounted areas:			
Potential Yield:	6	Typology: 18					
Proposed Use:	Residenti	desidential Comments on the size of site:					
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	Areas 5		Site is outside of any e	xisting/proposed employme	nt allocation	1	
Impact on Retail Areas	5		Chelmsford City Centre Neighbourhood Centre		own Centre	or any designated	
Proximity to the Workplace	5		Site is within 2km wall	king distance of an employm	ent allocatio	n	
Public Transport	5		Site is within 400m wa	lking distance of one or mor	e services		
PROW and Cycling Connect	ivity 5			lking distance to either a PR		network	
Vehicle Access	5		A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access	N	/A					
Designated Heritage Assets	5		Site does not contain a	any designated heritage asse	ets		
Non-Designated Heritage A	ssets 5		Site does not contain a	any non-designated heritage	assets		
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constrai	nts 5		Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area				
Defined Open Space	Defined Open Space 5			n an area defined as Open Sp Space	ace, an exist	ting/proposed Country	
Green Belt & Green Wedge	reen Belt & Green Wedge 0			e (90% or more) lies within t	he Metropol	itan Green Belt or Green	
Land Classification	0		Site is predominantly of Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features	3			e of any protected natural fe natural feature or within 500 natural feature			
Flood Risk Constraints	5		Site is wholly within Fl	ood Zone 1			
Air Quality Management Ar	reas 5		Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts 5		Ground treatment is n	ot expected to be required			
Neighbouring Constraints	0		Site has neighbouring constraints with no potential for mitigation				
Proximity to Key Services	0			n walking distance of one or am Ferrers Town Centre	more service	es and the City	
Community Facilities	5		•	ot result in the loss of nor pu ool/healthcare facility/place			
Comments on Suitability	0	utside	of DSB. In range of bus	stops.			
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership	5		Held by developer/wil	ling owner/public sector	-		
Land Condition	3		Low intensity land use	S			
Legal Constraints	5		Site does not face any	known legal issues			
Planning Permission or Allocation	N,	/A					
Comments on Availability	Si	te cur	rently in use for other p	urposes.			
Achievability Criteria:				Achievability	Rating:	Green	
Viability	5		Development is likely				
Timescale for Deliverability			Up to 5 years				
Comments on Achievability							

SHELAA Reference:	18SLA	47	RAG Rating:	Green	3	0 May 2023	
Site Address:	Footpa	th Rea	r Of Quilp Drive, Chelr	nsford, Essex			
Parish:	Broomf	field		Total Score:	117		
Developable Site Area	4.39			Reason for			
(ha):				discounted areas:			
Potential Yield:	75			Typology:	2		
Proposed Use:	Resider	ntial		Comments on the size of site:			
Suitability Criteria:				Suitability Ra	ating:	Green	
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/proposed employme	nt allocation		
Impact on Retail Areas		5	Chelmsford City Centr Neighbourhood Centre		own Centre	or any designated	
Proximity to the Workplace	غ	5		king distance of an employm		n	
Public Transport		5		alking distance of one or mor			
PROW and Cycling Connect	ivity	5		lking distance to either a PR		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets	5	5		any designated heritage asse			
Non-Designated Heritage Assets 5				any non-designated heritage			
Archaeological Assets 5				contain any assets of archaed			
Minerals & Waste Constrain				is within a Minerals Safeguansultation Area			
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge	1	5		n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification				Greenfield and primarily with 4, Grade 5, non-agricultural	nin the agricu	ıltural 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 Fl	ood Zone 1			
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouri	ing constraints			
Proximity to Key Services		3	Woodham Ferrers Tov				
Community Facilities		3		ut additional strain on but no ool/healthcare facility/place			
Comments on Suitability		Adjace south		ge of bus stops. Access via tr	ack adjoining	g estate. TPO/2003/004 to	
Availability Criteria:				Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector			
Land Condition		5	Vacant land & building	<u> </u>			
Legal Constraints		5	Site does not face any				
Planning Permission or Allocation		N/A	one does not last any	Tallo tall loggi loggic			
Comments on Availability							
Achievability Criteria:				Achievability	Rating.	Green	
Viability Circuit.		5	Development is likely	•		J. CC.	
Timescale for Deliverability	,	5	Up to 5 years	viabic			
Comments on Achievability		J	op to 5 years				
Comments on Acmevability							

SHELAA Reference:	18SLAA8	RAG Rating:	Yellow	3	0 May 2023		
Site Address:	Land North	Of Oat Leys, Broomfield	d, Chelmsford				
Parish:	Broomfield	, .	Total Score:	114			
Developable Site Area	1.92		Reason for				
(ha):			discounted areas:				
Potential Yield:	43		Typology:	3			
Proposed Use:	Residential		Comments on the size of site:				
Suitability Criteria:			Suitability Ra	ating:	Green		
Proximity to Employment A	Areas 5	Site is outside of any e	existing/proposed employme	nt allocation	•		
Impact on Retail Areas	5	Chelmsford City Centr Neighbourhood Centr		Town Centre	or any designated		
Proximity to the Workplace	2 5	Site is within 2km wal	king distance of an employm	ent allocatio	n		
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access	N/A						
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constrain		Minerals or Waste Co	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country				
Defined Open Space	5	Site does not lie within Park or 'Other' Green	• •	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge	. 5		n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification	3	Site is predominantly	Greenfield and primarily with 4, Grade 5, non-agricultural	nin the agricu	ıltural land		
Protected Natural Features	3	designated protected	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 F					
Air Quality Management Ar	reas 5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrain	nts 3	Ground treatment is e	expected to be required on p	art of the site	9		
Neighbouring Constraints	5	Site has no neighbour	ing constraints				
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers Tov	king distance of all services a wn Centre	nd/or the Cit	ty Centre/South		
Community Facilities	3		out additional strain on but nool/healthcare facility/place				
Comments on Suitability	_	cent to Urban Area. In ran aminated land within site:	ge of bus stops. Access via Pa	atching Hall L	ane. Priority 4		
Availability Criteria:	Cont	anniated iana within site.	Availability F	Rating:	Green		
Land Ownership	5	Held by developer/wil	lling owner/public sector		J. CC		
Land Condition	5	Vacant land & building	•				
Legal Constraints	5	Site does not face any	-				
Planning Permission or	N/A		omi iegai issues				
Allocation	IN/A						
Comments on Availability							
Achievability Criteria:			Achievability	Rating:	Yellow		
Viability	5	Development is likely	viable				
Timescale for Deliverability		Over 5 years					
Comments on Achievability							

Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber	SHELAA Reference:	18SLA	A9	RAG Rating:	Amb	er	30	0 May 2023
Developable Site Area 4.67 Reason for discounted areas:	Site Address:	Land So	outh O	f Mashbury Road, Chi	gnal, Ch	elmsford, Essex		
Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber	Parish:	Chigna			Total	Score:	107	
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Amber Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation Impact on Retail Areas 5 Development of one result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers 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 form all services PROW and Cycling Connectivity 5 Site is within 10m walking distance 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 Possignated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Minerals & Waste Consultation Area Defined Open Space 5 Site does not contain any non-designated heritage assets Minerals & Waste Consultation Area Defined Open Space 5 Site does not ten within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 6 Site does not tile within an Mere defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 6 Site does not tile within an Mere defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 6 Site does not tile within an Mere defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 6 Site does not tile within an Mere defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 6 Site does not ten within an order defined as Open Space, and existing or Green Space 6 Site does not ten within an order defined as Open Space, and existing or Green Space 6 Site does not ten within a me	Developable Site Area	4.67			Reaso	n for		
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Amber	(ha):				discou	ınted areas:		
Suitability Criteria: Suitability Criteria: Suitability Rating: Amber	Potential Yield:	80			Typol	ogy:	2	
Suitability Criteria: Suitability Criteria: Suitability Rating: Amber	Proposed Use:	Reside	ntial		Comn	nents on the size		
Proximity to Employment Areas Impact on Retail Areas Impact on Retai					of site	::		
Impact on Retail Areas Development does not result in the loss of established shops and services within Chemisford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres	Suitability Criteria:			Suitability Ra	ating:	Amber		
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5	Proximity to Employment A	reas	5	Site is outside of any e	existing/p	proposed employme	nt allocation	
Public Transport PROW and Cycling Connectivity Sike is in excess of 400m walking distance to either a PROW or cycle network Vehicle Access SA route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets Sike does not contain any designated heritage assets Non-Designated Heritage Assets Sike does not contain any designated heritage assets Non-Designated Heritage Assets Sike does not contain any non-designated heritage assets Non-Designated Heritage Assets Sike does not contain any non-designated heritage assets Archaeological Assets Sike John thought to contain any assets of archaeological interest Minerals & Waste Constraints Sike John of Waste Consultation Area Defined Open Space Sike does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification Sike John on the Metropolitan Green Belt or Green Wedge Land Classification Sike Sons on the within the Metropolitan Green Belt or Green Wedge Land Classification Sike Sonstraints Sike Is is recess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features of 50m of any international/national designated protected natural features Flood Risk Constraints Air Quality Management Areas Ground Condition Constraints Sike Is is necess of 500m of any international/national designated protected natural features and in excess of 500m of any international/national designated Applications of the site area is within Flood Zone 3 Air Quality Management Areas Ground Condition Constraints Sike Is in thin 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities Availability Criteria: Availability Rating: Availability Rating: Availability Rating: Availability Criteria: Achievability Criteria: Sike Is within An application and the size of the six of the si	Impact on Retail Areas		5	Chelmsford City Centr	e, South		•	
PROW and Cycling Connectivity 5 Site is within 100m walking distance 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 Land Classification 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 6 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 designated protected natural features and in excess of 500m of any international 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 5 Held by developer/willing owner/public sector Land Ownership 5 Held by developer/willing owner/public sector Land Ownership 5 Site does not face any known legal issues Planning Permission or A/A Allocation Promoted by both parties. Entire site not within promoters con	Proximity to the Workplace	9	5					ı
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site Strategic Road Access N/A Designated Heritage Assets 5 Site does not contain any designated heritage assets Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets Archaeological Assets 5 Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Minerals or Waste Consultation Area Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space 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 Site is nexcess 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 2M walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities 3 Site os not lead by developer/willing owner/public sector Availability Criteria: Availability Availability Rating: Green India Ownership 5 Held by developer/willing owner/public sector Availability Criteria: Availability Promoted by both parties. Entire site not within promoters control. Achievability Criteria: Achievabil	Public Transport		0	Site is in excess of 400)m walkir	ng distance from all s	services	
Designated Heritage Assets S Site does not contain any designated heritage assets S Site does not contain any non-designated heritage assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site does not contain any non-designated heritage assets Archaeological Assets S Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints S Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Minerals Safeguarding Area. Site is not within a marea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space S Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space S Site does not lie within the Metropolitan Green Belt or Green Wedge S Site does not lie within the Metropolitan Green Belt or Green Wedge S Site does not lie within the Metropolitan Green Belt or Green Wedge S 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 S Site is in excess of 500m of any international/national designated protected natural features S Site is in excess of 500m from a designated protected natural features S Site is in excess of 500m from a designated AQIMA Signature of Site is some set of the site area is within Flood Zone 3 Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Site is within 2km walking distance of all services and/or the City Centre/South Site is within 2km walking distance of all services and/or the City Centre/South	PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dis	tance to either a PR	OW or cycle r	network
Designated Heritage Assets Solite does not contain any designated heritage assets Non-Designated Heritage Assets Solite does not contain any non-designated heritage assets Archaeological Assets Solite is not thought to contain any non-designated heritage assets Archaeological Assets Solite is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Defined Open Space Solite does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification Solite is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features Solite is nexcess 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 Air Quality Management Areas Solite is nexcess of 500m for and aesignated AQMA Ground Condition Constraints Solite is nexcess of 500m from a designated AQMA Ground Condition Constraints Solite is nexcess of 500m from a designated AQMA Ground Condition Constraints Solite is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities Solvelopment 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. Availability Criteria: Land Ownership Solvelopment 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 Availability Promoted by both parties. Entire site not within promoters control. Achievability Criteria: Achievability Criteria: Valolity Solvelopment is likely viable	Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site	
Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is not thought to contain any assets of archaeological interest Minerals & Waste Consultation Area	Strategic Road Access		N/A					
Archaeological Assets Site is not thought to contain any assets of archaeological interest Minerals & Waste Constraints Site is shan 5ha of a site is within a Minerals Safeguarding Area. Site is not within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space	Designated Heritage Assets	5	Site does not contain a	any desig	nated heritage asse	ts		
Minerals & Waste Constraints Defined Open Space 5	Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets							
Minerals & Waste Constraints Defined Open Space Site does not lie within a narea defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification OSite is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 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 in excess of 500m of any international/national designated protected natural features Flood Risk Constraints Up to 25% of the site area is within Flood Zone 3 Air Quality Management Areas Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is no neighbouring constraints Site is 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 Criteria: Land Ownership Legal Constraints Site does not face any known legal issues Planning Permission or N/A Allocation Ownership Vacant land & buildings Legal Constraints Promoted by both parties. Entire site not within promoters control. Achievability Criteria: Vability Development is likely viable Timescale for Deliverability 4 Over 5 years	Archaeological Assets		5	Site is not thought to	contain a	ny assets of archaed	ological intere	est
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 65 Site is in excess of 500m of any international/national designated protected natural features 75 Site is in excess of 500m from a designated AQMA 75 Site is in excess of 500m from a designated AQMA 75 Site is in excess of 500m from a designated AQMA 75 Site is in excess of 500m from a designated AQMA 75 Site is in excess of 500m from a designated AQMA 75 Site is in excess of 500m from a designated AQMA 75 Site is in excess of 500m from a designated AQMA 75 Site is in excess of 500m from a designated AQMA 75 Site is within 2km walking distance of all services and/or the City Centre/South 76 Site is within 2km walking distance of all services and/or the City Centre/South 76 Site is within 2km walking distance of all services and/or the City Centre/South 76 Site is within 2km walking distance of all services and/or the City Centre/South 77 Site is within 2km walking distance of all services and/or the City Centre/South 77 Site is within 2km walking distance of all services and/or the City Centre/South 77 Site is within 2km walking distance of all services and/or the City Centre/South 77 Site is within 2km walking distance of all services and/or the City Centre/South 78 Site is within 2km walking distance of all services and/or the City Centre/South 78 Site on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility 79 South 78 Site of		nts	5			-	rding Area. S	ite is not within a
Site does not lie within the Metropolitan Green Belt or Green Wedge	Defined Open Space		5					
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 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. Availability Criteria: Availability Rating: Flead by developer/willing owner/public sector Land Condition Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Promoted by both parties. Entire site not within promoters control. Achievability Criteria: Achievability Rating: Yellow Viability Timescale for Deliverability 4 Over 5 years	Green Belt & Green Wedge	!	5		•	tropolitan Green Be	lt or Green W	/edge
excess of 500m of any international/national designated protected natural features Flood Risk Constraints 2	Land Classification		0					
Air Quality Management Areas 5 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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Promoted by both parties. Entire site not within promoters control. Achievability Criteria: Achievability Rating: Yellow Viability 5 Development is likely viable Timescale for Deliverability 4 Over 5 years	Protected Natural Features		5					
Size of the second condition constraints 5 Ground treatment is not expected to be required	Flood Risk Constraints		2	Up to 25% of the site a	area is w	ithin Flood Zone 3		
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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Promoted by both parties. Entire site not within promoters control. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 4 Over 5 years	Air Quality Management Ar	reas	5	Site is in excess of 500	m from	a designated AQMA		
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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Promoted by both parties. Entire site not within promoters control. Achievability Criteria: Achievability Rating: Yellow Viability 5 Development is likely viable Timescale for Deliverability 4 Over 5 years	Ground Condition Constrain	nts	5	Ground treatment is n	not exped	ted to be required		
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. Availability Criteria: Land Ownership S Held by developer/willing owner/public sector Land Condition S Vacant land & buildings Legal Constraints S Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability Promoted by both parties. Entire site not within promoters control. Achievability Criteria: Viability S Development is likely viable Timescale for Deliverability 4 Over 5 years	Neighbouring Constraints		5	Site has no neighbouri	ing const	raints		
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Comments on Suitability Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Promoted by both parties. Entire site not within promoters control. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 4 Over 5 years	Proximity to Key Services		3		_		nd/or the Cit	y Centre/South
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Achievability Criteria: New Yellow Development is likely viable Timescale for Deliverability Availability Rating: Freen Availability Rating: Vacant land & buildings Vacant land & buildings Site does not face any known legal issues N/A Allocation Achievability Criteria: Achievability Rating: Achievability Rating: Yellow Viability Achievability Rating: Viability Achievability Rating: Yellow	Community Facilities		3	existing/proposed sch				
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Promoted by both parties. Entire site not within promoters control. Achievability Criteria: Achievability Rating: Yellow Viability 5 Development is likely viable Timescale for Deliverability 4 Over 5 years	Comments on Suitability		Outsid	e of DSB.				
Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Promoted by both parties. Entire site not within promoters control. Achievability Criteria: Achievability Rating: Yellow Viability 5 Development is likely viable Timescale for Deliverability 4 Over 5 years	Availability Criteria:					Availability R	Rating:	Green
Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Promoted by both parties. Entire site not within promoters control. Achievability Criteria: Achievability Rating: Yellow Viability 5 Development is likely viable Timescale for Deliverability 4 Over 5 years	Land Ownership		5	Held by developer/wil	lling own			
Legal Constraints 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability Promoted by both parties. Entire site not within promoters control. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 4 Over 5 years	Land Condition							
Planning Permission or Allocation Comments on Availability Promoted by both parties. Entire site not within promoters control. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 4 Over 5 years	Legal Constraints			5 Site does not face any known legal issues				
Allocation Comments on Availability Promoted by both parties. Entire site not within promoters control. Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 4 Over 5 years	-		N/A					
Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability Promoted by both parties. Entire site not within promoters control. Achievability Rating: Yellow Over 5 years			•					
Viability 5 Development is likely viable Timescale for Deliverability 4 Over 5 years	Comments on Availability		Promo	ted by both parties. Enti	ire site n	ot within promoters	control.	
Timescale for Deliverability 4 Over 5 years	Achievability Criteria:					Achievability	Rating:	Yellow
	Viability		5	Development is likely	viable			
	Timescale for Deliverability		4	Over 5 years				
Comments on Achievability	Comments on Achievability							

Parish: Developable Site Area H9.51 Reson for Gewage Pumping Station discounted areas: (0.03ha) Potential Vield: 1335 Typology: Typology	SHELAA Reference:	18SLAA	11	RAG Rating:	Gree	en	3	0 May 2023
Developable Site Area (ha): Proposed Use: Residential Reason for discounted areas: Comments on the size of site: Suitability Criteria: Suitability Criteria: Suitability Rating: Green	Site Address:	Land Sou	uth W	est Of Broomfield Pla	ce, Mai	n Road, Broomfiel	d, Chelmsfo	ord
Description	Parish:	Broomfi	eld		Total	Score:	106	
Potential Yield: Residential Comments on the size of size: Comments on the size of size: Suitability Criteria: Suitability Rating: Green	Developable Site Area	19.51			Reasc	n for	Sewage P	umping Station
Proposed Use: Residential Comments on the size of site: Suitability Criteria: Suitability Rating: Green	(ha):				disco	unted areas:	(0.03ha)	
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation	Potential Yield:	335					1	
Suitability Criteria: Suitability Rating: Green	Proposed Use:	Resident	tial		Comn	nents on the size		
Proximity to Employment Areas 5 Site is outside of any existing/proposed employment allocation					of site	2:		
Impact on Retail Areas	Suitability Criteria:					Suitability Ra	iting:	Green
Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres Proximity to the Workplace 5 Site is within 2km walking distance of an employment allocation 5 Site is within 2km walking distance of one or more services ROW and Cycling Connectivity 5 Site is within 400m 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 is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a marea defined as Open Space, an existing/proposed Country Park or Other Green Space Green Belt & Green Wedge 5 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 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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/na	Proximity to Employment A	Areas 5	5	Site is outside of any e	xisting/	proposed employme	nt allocation	
Proximity to the Workplace S	Impact on Retail Areas	5	Chelmsford City Centr	e, South				
Public Transport 5	Proximity to the Workplace	2 [5	_		ance of an employme	ent allocation	า
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 Non-Designated Heritage Assets 5 Site is is not thought to contain any assets of archaeological interest Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification 6 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 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 or within 500m of an international/national designated protected natural feature Flood Risk Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is in excess of 500m from a designated AQMA Ground Condition Constraints 5 Site is adjacent to Urban Area. In range of bus stops. Potential for access via Broomfield Road. Adjacent to Urban Area. In range of bus stops. Potential for access via Broomfield Road. Adjacent to Grade 2 Isteed building. Adjacent to buildings of local value. Handful of trees on boundary protected under TPO/2001/026, TPO/2002/2129, TPO/2008/011.Priority	· · · · · · · · · · · · · · · · · · ·							
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 Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Protected Natural Features 3 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Grade 2 or Grade 3 Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site of Grade 2 is sent to 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 or within 500m	•							network
Strategic Road Access N/A	Vehicle Access			There are no visible co	onstraint	s that would likely p		
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 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 Metropolitian Green Belt or Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 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 wholly within Flood Zone 1 Air Quality Management Areas 6 Site is 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	Strategic Road Access	1	N/Δ	to enable verifice acce	33 1110/6	djacent to the site		
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 Sha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Defined Open Space 5 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 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 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 Orfade 2 listed buildings. 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: SOP				Site is adiacent to one	or more	designated heritage	assets	
Archaeological Assets Site is not thought to contain any assets of archaeological interest				-				
Minerals & Waste Constraints Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Green Belt & Green Wedge Land Classification Olisite is predominantly Greenfield and primarily within the land classification/scale and Classification Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification Olisite is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3 Protected Natural Features 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 or within 500m of an international/national designated protected natural feature Flood Risk Constraints Site is wholly within Flood Zone 1 Air Quality Management Areas Site is wholly within Flood Zone 1 Site is wholly within Flood Zone 1 Site is in excess of 500m from a designated AQMA Ground Condition Constraints Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre Community Facilities Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre 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. Availability Criteria: Availability Rating: Green Vacant land & buildings Legal Constraints Site does not face any known legal issues Planning Permission or Alchievability Criteria: Vacant land & buildings Site does not face any known legal issues Planning Permission or Jopen Strain Strai				<u> </u>				est
Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge Site does not lie within the Metropolitan Green Belt or Green Wedge Site does not lie within the Metropolitan Green Belt or Green Wedge Site does not lie within the Metropolitan Green Belt or Green Wedge 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 or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national			-					
Site does not lie within the Metropolitan Green Belt or Green Wedge	Defined Open Space		5	Site does not lie within	n an area		ace, an exist	ing/proposed Country
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 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 Adjacent to Urban Area. In range of bus stops. Potential for access via Broomfield Road. Adjacen 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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Groon Polt & Groon Wodge					tropolitan Green Re	lt or Green W	/edge
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 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 Site has no neighbouring constraints Neighbouring Constraints 5 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. Adjacen 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. Availability Criteria: Availability Rating: Green Arailability Rating: Availability Rating: Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years								
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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Lana Classification	,	,		or cerme	ia ana pinnanny wia	iiii tiic iaiia c	aussineation, s. Grade 1,
Flood Risk Constraints 5	Protected Natural Features		3	designated protected	natural f	eature or within 500		
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. Adjacen 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: SOPCO00887. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Flood Risk Constraints	-	5					
Ground Condition Constraints 3 Ground treatment is expected to be required on part of the site								
Neighbouring Constraints 5	•						art of the site	<u> </u>
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. Adjacen 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. Availability Criteria: Availability Rating: Green Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Rating: Green Achievability Rating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Neighbouring Constraints		5	Site has no neighbouri	ing const	raints		
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 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. Availability Criteria:	Proximity to Key Services	3	3				nd/or the Cit	y Centre/South
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. Availability Criteria: Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Community Facilities	3	3	existing/proposed sch				
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Comments on Suitability	t	to Grad protec	de 2 listed building. Adja ted under TPO/2001/02	cent to l	ouildings of local valu	ie. Handful o	f trees on boundary
Land Ownership 5 Held by developer/willing owner/public sector Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Availability Criteria:					Availability R	ating:	Green
Land Condition 5 Vacant land & buildings Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Fating: Green Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	· · · · · · · · · · · · · · · · · · ·		5	Held by developer/wil	ling own			1
Legal Constraints 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Achievability Criteria: Achievability Criteria: Formula of the property of the pro	•							
Planning Permission or Allocation Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years				Site does not face any	known l	egal issues		
Comments on Availability Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years	Planning Permission or	1	N/A					
Achievability Criteria: Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years								
Viability 5 Development is likely viable Timescale for Deliverability 5 Up to 5 years						Achievahility	Rating	Green
Timescale for Deliverability 5 Up to 5 years				Develonment is likely	viahle	Acinevability	Matilig.	GICCII
				·	.10010			
	Comments on Achievability		,	Op to 5 years				

SHELAA Reference:	18SLAA16	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land Adjacen	t To Weighbridge Site	, Brook Street, Chelmsfor	d		
Parish:	Chelmsford		Total Score:	82		
Developable Site Area	1.53		Reason for			
(ha):			discounted areas:			
Potential Yield:	157		Typology:	13		
Proposed Use:	Residential		Comments on the size of site:			
Suitability Criteria:			Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 0	Site is wholly/partially	located within an existing/p	roposed emp	oloyment allocation	
Impact on Retail Areas	5	· ·	ot result in the loss of establiste, South Woodham Ferrers Tes	•		
Proximity to the Workplace	5	Site is within 2km wal	king distance of an employm	ent allocatio	n	
Public Transport	5	Site is within 400m wa	alking distance of one or mor	e services		
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network	
Vehicle Access	5	A route exists enablin	g vehicle access into/adjacer	t to the site		
Strategic Road Access	N/A					
Designated Heritage Assets	0	Site contains one or m	nore designated heritage asse	ets		
Non-Designated Heritage A	ssets 0	Site contains one or m	nore non-designated heritage	e assets		
Archaeological Assets	5	Site is not thought to	contain any assets of archaed	ological inter	est	
Minerals & Waste Constraints O Site is wholly or partially within an identified Minerals Consultation Area and/o Consultation Area where safeguarded infrastructure is permanent in nature or allocated activity would not have ceased prior to the intended delivery of dever					ent in nature or where the	
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/proposed Count Park or 'Other' Green Space				ing/proposed Country	
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification	5	Site is predominantly	Previously Developed Land			
Protected Natural Features	3	•	e of any protected natural fe		•	
		designated protected natural feature or within 500m of an international/national designated protected natural feature				
Florad Biolo Comptoninto	-					
Flood Risk Constraints	5	Site is in average of 500				
Air Quality Management Ar			om from a designated AQMA	a majaritu /	200/ or mara) of the site	
Ground Condition Constrain		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 Site is within 800m walking distance of all services and/or the City Centre/South				
Proximity to Key Services	5	Woodham Ferrers To		and/or the C	ity Centre/South	
Community Facilities	3	Development would p	out additional strain on but n nool/healthcare facility/place			
Comments on Suitability	Withir value.	Urban Area. In range of	f bus stops. Local listed buildi	ngs within si	te. Part of building of local	
Availability Criteria:	value.		Availability F	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector	willig.	Jiccii	
Land Condition	2	Established multiple u				
	5	Site does not face any				
Legal Constraints Planning Permission or	N/A	Site does not race ally	mown regarissaes			
Allocation	IN/A					
Comments on Availability	Site cu	rrently in use for other p	ourposes.			
Achievability Criteria:		<u> </u>	Achievability	Rating:	Amber	
Viability	0	Development is likely				
Timescale for Deliverability		Over 5 years				
		1				

SHELAA Reference:	18SLAA17	RAG Rating:	Amber		3	0 May 2023	
Site Address:	Land North O	f The A12 East Of Sou	thend Road, Gr	eat Baddov	w, Chelmsf	ord, Essex	
Parish:	Great Baddov	V	Total Score:		98		
Developable Site Area	11.034		Reason for		Gas pipe	and Buffer (1.086ha)	
(ha):			discounted ar	reas:			
Potential Yield:	189		Typology:		2+32+33+34		
Proposed Use:	Mixed Use		Comments or	n the size		e is potentially suitable	
			of site:		for all em	ployment use	
Suitability Criteria:			Suita	ability Ra	ting:	Amber	
Proximity to Employment A	reas 5	Site is outside of any of					
Impact on Retail Areas	5	Development does no Chelmsford City Centr Neighbourhood Centr	re, South Woodha		•		
Proximity to the Workplace	5	Site is within 2km wal	king distance of a	n employme	ent allocatio	n	
Public Transport	5	Site is within 400m wa	alking distance of	one or more	e services		
PROW and Cycling Connect	ivity 5	Site is within 100m wa	alking distance to	either a PRC	OW or cycle	network	
Vehicle Access	5	A route exists enablin	g vehicle access ir	nto/adjacent	to the site		
Strategic Road Access	5	Site has direct access	to or is adjacent t	o the strate	gic road net	work	
Designated Heritage Assets	5	Site does not contain	any designated h	eritage asset	is		
Non-Designated Heritage A		Site contains one or m					
Archaeological Assets	5	Site is not thought to					
Minerals & Waste Constrain	nts 0	Site is wholly or partially within an identified Minerals Consultation Area and/or Consultation Area where safeguarded infrastructure is permanent in nature or vallocated activity would not have ceased prior to the intended delivery of development.					
Defined Open Space	5						
Green Belt & Green Wedge	5	Site does not lie withi	n the Metropolita	ın Green Bel	t or Green V	Vedge	
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3					
Protected Natural Features	3	Site does not compris designated protected designated protected	natural feature o			within 100m of a locally ernational/national	
Flood Risk Constraints	1	25%-50% of the site a	rea is within Floo	d Zone 3			
Air Quality Management Ar	eas 5	Site is in excess of 500	Om from a designa	ated AQMA			
Ground Condition Constrain	nts 3	Ground treatment is e	expected to be re	quired on pa	rt of the sit	е	
Neighbouring Constraints	0	Site has neighbouring	constraints with	no potential	for mitigati	on	
Proximity to Key Services	3	Site is within 2km wal Woodham Ferrers To	wn Centre				
Community Facilities	3	Development would p existing/proposed sch recreation facility					
Comments on Suitability	Outsid	e of DSB. In range of bus	s stops. Part of bu	ilding of loca	al value.		
Availability Criteria:			Avai	lability R	ating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public	csector			
Land Condition	5	Vacant land & building	gs				
Legal Constraints	5	Site does not face any known legal issues					
Planning Permission or Allocation	N/A						
Comments on Availability							
Achievability Criteria:			Achi	evability	Rating:	Green	
Viability	5	Development is likely					
Timescale for Deliverability		Up to 5 years					
	_	i					

SHELAA Reference: 1	L8SLAA18	RAG Rating:	Red	3	0 May 2023		
Site Address:	Land South O	f 89 To 143 Galleywo	od Road, Great Baddow, (Chelmsford,	, Essex		
Parish:	Great Baddov	v	Total Score:	100			
Developable Site Area	7.95		Reason for				
(ha):			discounted areas:				
Potential Yield:	136	Typology: 2					
Proposed Use:	Mixed Use		Comments on the size		e is potentially suitable		
			of site:	for all em	ployment use		
Suitability Criteria:			Suitability Ra	ating:	Red		
Proximity to Employment A	reas 5	Site is outside of any	existing/proposed employme	ent allocation	1		
Impact on Retail Areas	5	·	ot result in the loss of establis	•			
			re, South Woodham Ferrers 1	Town Centre	or any designated		
Proximity to the Workplace	5	Neighbourhood Centi	lking distance of an employm	ent allocatio	ın		
Public Transport	5		alking distance of one or mor				
PROW and Cycling Connecti			to either an existing PROW o		ork		
Vehicle Access	5		g vehicle access into/adjacer				
Strategic Road Access	0		ess to nor is adjacent to the s		network, primary road		
			ed trunk road or a B-road		,,, ,,		
Designated Heritage Assets	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage As	ssets 5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets	5	Site is not thought to	contain any assets of archae	ological inter	est		
Minerals & Waste Constrain	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua Insultation Area	ording Area.	Site is not within a		
Defined Open Space	5	Site does not lie withit Park or 'Other' Green	in an area defined as Open Sp	oace, an exist	ting/proposed Country		
Green Belt & Green Wedge	0		te (90% or more) lies within t	he Metropo	litan Green Belt or Green		
Land Classification	0		Greenfield and primarily with	nin the land	classification/s: Grade 1,		
Protected Natural Features	3		se of any protected natural fe	atures but is	within 100m of a locally		
Troccocca Nataran reacares			natural feature or within 500				
Flood Risk Constraints	5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas 5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	its 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 wal Woodham Ferrers To	lking distance of all services a wn Centre	nd/or the Ci	ty Centre/South		
Community Facilities	3		out additional strain on but n nool/healthcare facility/place				
Comments on Suitability	Adiace		nge of bus stops. Access via G	alleywood R	oad.		
Availability Criteria:	,		Availability F		Green		
•		Promotor has an enti	on to purchase site or collaboration				
Land Ownership Land Condition	3	Vacant land & buildin		nate with ex	isting OMHEI		
	5						
Legal Constraints		Site does not race any	y KIIOWII IEgai ISSUES				
Planning Permission or Allocation	N/A						
Comments on Availability							
Achievability Criteria:			Achievability	/ Rating:	Green		
Viability	5	Development is likely			3.00		
Timescale for Deliverability	5	Up to 5 years					
Thirescale for Deliverability	,	/ 50.5					

SHELAA Reference: 3	L8SLAA19	RAG Rating:	Amber	3	0 May 2023	
Site Address:	Land North Of	f Mill Road, North End	d, Dunmow, Essex, CM6 3	PE		
Parish:	Great Waltha	m	Total Score:	99		
Developable Site Area	1.37		Reason for			
(ha):			discounted areas:			
Potential Yield:	31		Typology:	4		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Amber	
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	nt allocation		
Impact on Retail Areas	5	•	t result in the loss of establis	•		
			e, South Woodham Ferrers T	own Centre	or any designated	
	_	Neighbourhood Centr				
Proximity to the Workplace			king distance of an employm		1	
Public Transport	0		m walking distance from all			
PROW and Cycling Connect			alking distance to either a PR		ietwork	
Vehicle Access	5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access						
Designated Heritage Assets	3		e or more designated heritage			
Non-Designated Heritage A						
Archaeological Assets	5	_	contain any assets of archaed			
Minerals & Waste Constrair	nts 5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua nsultation Area	rding Area. S	ite is not within a	
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space				
Green Belt & Green Wedge	5	Site does not lie within	n the Metropolitan Green Be	lt or Green W	/edge	
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade Grade 2 or Grade 3				
Protected Natural Features	0	Site partially or wholly	comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints	5	Site is wholly within F	lood Zone 1			
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrair	nts 5	Ground treatment is r	not expected to be required			
Neighbouring Constraints	5	Site has no neighbour	ing constraints			
Proximity to Key Services	0		n walking distance of one or	more service	s and the City	
Canada unita de elliste e	2		am Ferrers Town Centre	at racult in th	a loss of an an	
Community Facilities	3		out additional strain on but no lool/healthcare facility/place			
		recreation facility	iooi, ileartificare raciiity, piace	or worsinp/s	وهم المارية الم	
Comments on Suitability	Outsid	· · · · · · · · · · · · · · · · · · ·	ill Road. Adjacent to grade 2	listed buildin	g. 0.03ha protected	
		TPO/2000/008.				
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5	, , ,	lling owner/public sector			
Land Condition	3	Low intensity land use	es			
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.				
Achievability Criteria:			Achievability	Rating:	Green	
Viability	5	Development is likely	•			
Timescale for Deliverability	5	Up to 5 years				
THITCSCALE FOR DELIVERABILITY)	op to bycars				

SHELAA Reference: 1	L8SLAA20	RAG Rating:	Green	3	0 May 2023	
Site Address:	Land North E	ast Of 55 - 65 Peartree	Lane, Bicknacre, Chelms	ford, Essex		
Parish:	Bicknacre		Total Score:	107		
Developable Site Area	1.51		Reason for			
(ha):			discounted areas:			
Potential Yield:	34		Typology:	3		
Proposed Use:	Residential		Comments on the size			
			of site:			
Suitability Criteria:			Suitability Ra	ating:	Green	
Proximity to Employment A	reas 5	Site is outside of any e	existing/proposed employme	ent allocation		
Impact on Retail Areas	5	•	t result in the loss of establis	•		
		•	e, South Woodham Ferrers	Town Centre	or any designated	
Described to the the Mandada		Neighbourhood Centr		ant allegation		
Proximity to the Workplace		<u> </u>	king distance of an employm		II	
Public Transport	5		alking distance of one or mor		·l.	
PROW and Cycling Connecti			to either an existing PROW o		DIK	
Vehicle Access 5 A route exists enabling vehicle access into/adjacent to the site						
Strategic Road Access N/A						
Designated Heritage Assets	5		any designated heritage asse			
Non-Designated Heritage As			any non-designated heritage			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrain	nts 5	Minerals or Waste Co	nsultation Area			
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space				
Green Belt & Green Wedge	5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features	0	Site partially or wholly	comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints	4	Site is wholly or partia	Illy within Flood Zone 2, with	the remaind	er in Flood Zone 1	
Air Quality Management Ar	eas 5	Site is in excess of 500	m from a designated AQMA			
Ground Condition Constrain	nts 5	Ground treatment is r	not expected to be required			
Neighbouring Constraints	5	Site has no neighbour	ing constraints			
Proximity to Key Services	5	Site is within 800m wa Woodham Ferrers Tov	alking distance of all services wn Centre	and/or the C	ity Centre/South	
Community Facilities	3		out additional strain on but n ool/healthcare facility/place			
Comments on Suitability	Adjace	ent to DSB. In range of bu	us stops. 0.019ha protected u	under TPO/20	000/032.	
Availability Criteria:			Availability F	Rating:	Green	
Land Ownership	5	Held by developer/wi	lling owner/public sector	-	•	
Land Condition	5	Vacant land & building				
Legal Constraints	5	Site does not face any	known legal issues			
Planning Permission or	N/A					
Allocation	·					
Comments on Availability						
Achievability Criteria:			Achievability	/ Rating:	Green	
Viability	5	Development is likely				
Timescale for Deliverability	5	Up to 5 years				
Comments on Achievability		1				

SHELAA Reference: 19SHELAA4			RAG Rating:	Red		3	0 May 2023	
Site Address:	Land \	Nest Of	Beauvoir Arms, Dowr	nham Ro	ad Ramsden Hea	th Billerica	V FSSAY	
Parish:		Hannin		Total S		101	iy, 233CX	
Developable Site Area	0.25		Briefe	Reasor		101		
(ha):	0.23				nted areas:			
Potential Yield:	8			Typolo		18		
Proposed Use:	Reside	ntial			ents on the size	_		
·				of site:				
Suitability Criteria:					Suitability Ra	ting:	Red	
Proximity to Employment A	reas	5	Site is outside of any e	existing/p				
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South \		•		
Proximity to the Workplace	·	0	Site is in excess of 2kn	n walking	distance of an emp	loyment allo	cation	
Public Transport		5	Site is within 400m wa	alking dist	ance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g vehicle a	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	<u> </u>	5	Site does not contain					
Non-Designated Heritage A	ssets	5	Site does not contain					
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co	nsultation	Area			
Defined Open Space		3	Park or 'Other' Green	Site partially lies within an area defined as Open Space, an existing/proposed Count 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 Gr Wedge					
Land Classification		0	Grade 2 or Grade 3				lassification/s: Grade 1,	
Protected Natural Features	;	3	Site does not comprise designated protected designated protected	natural fe	ature or within 500		within 100m of a locally rnational/national	
Flood Risk Constraints		5	Site is wholly within Fl	lood Zone	1			
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is n	not expect	ed to be required			
Neighbouring Constraints		5	Site has no neighbour	ing constr	aints			
Proximity to Key Services		0	Site is in excess of 2kn Centre/South Woodha	am Ferrer	s Town Centre		·	
Community Facilities		5	Development would n existing/proposed sch recreation facility	ool/healt	hcare facility/place	of worship/s		
Comments on Suitability		Adjace	nt to DSB. In range of bເ	us stops. C	Outdoor Sport (Priva	ate).		
Availability Criteria:					Availability R	lating:	Green	
Land Ownership		5	Held by developer/wil	lling owne	r/public sector		•	
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any	known le	gal issues			
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable			1	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		-	<u> </u>					

SHELAA Reference:			RAG Rating:	Red	3	0 May 2023	
19SHELAA5							
Site Address:	Land A	Adjacent	The Pines, Park Lane	, Ramsden Heath, Billeric	ay, Essex		
Parish:	South	Hannin	gfield	Total Score:	100		
Developable Site Area	0.27			Reason for			
(ha):				discounted areas:			
Potential Yield:	8			Typology:	18		
Proposed Use:	Reside	ential		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ating:	Red	
Proximity to Employment A	reas	5	·	existing/proposed employme			
Impact on Retail Areas		5	-	t result in the loss of establis	-		
				e, South Woodham Ferrers T	own Centre	or any designated	
Dravimity to the Markelese		0	Neighbourhood Centr	es n walking distance of an emp	lovment alle	cation	
Proximity to the Workplace	:	5		alking distance of one or mor		cation	
Public Transport	is dits d	0		to either an existing PROW o		ork	
PROW and Cycling Connect Vehicle Access	ivity	5		g vehicle access into/adjacen	-	ЛК	
Strategic Road Access		N/A	A Toute exists enability	g vernete access into/adjacen	it to the site		
Designated Heritage Assets		5	Site does not contain	any designated heritage asse	otc		
Non-Designated Heritage A		5		any non-designated heritage			
Archaeological Assets	33613	5		contain any assets of archaed		est	
Minerals & Waste Constrain	nts	5		is within a Minerals Safegua			
Willierals & Waste Collstrail	1113		Minerals or Waste Co		iruing Arcu. S	ite is not within a	
Defined Open Space		5		n an area defined as Open Sp	ace, an exist	ing/proposed Country	
Crean Dalt C Crean Medica		_	Park or 'Other' Green	_	ha Matranal	itan Graan Palt ar Graan	
Green Belt & Green Wedge		O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gre Wedge				itali Green Beit of Green	
Land Classification		0	Site is predominantly	Greenfield and primarily with	nin the land o	classification/s: Grade 1,	
			Grade 2 or Grade 3				
Protected Natural Features		5		om of any locally designated printer international/national designated printernational			
Flood Risk Constraints		5	Site is wholly within F	-	nateu protet	cted flatural features	
Air Quality Management Ar	reas	5	·	Om from a designated AQMA			
Ground Condition Constrain		5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbour	ing constraints			
Proximity to Key Services		0	Site is in excess of 2kr	n walking distance of one or	more service	s and the City	
			Centre/South Woodh	am Ferrers Town Centre			
Community Facilities		5		not result in the loss of nor pu			
				ool/healthcare facility/place	of worship/s	sports, leisure, or	
Comments on Suitability		Outside	recreation facility of DSB. In range of bus	s stons			
		Latina			Ontina:	Groon	
Availability Criteria:		 -	Hold by dovolance feet	Availability F	vaurig:	Green	
Land Ownership		5	Vacant land & building				
Land Condition		5	Site does not face any	*			
Legal Constraints Planning Permission or		N/A	Site does not race dily	MIOWII IEEGI ISSUES			
Allocation		IN/A					
Comments on Availability							
Achievability Criteria:				Achievability	Rating:	Green	
Viability		5	Development is likely	•			
Timescale for Deliverability		5	Up to 5 years				
	,	l	ı				

SHELAA Reference: 19SHELAA6					Red 30 May 2023			
Site Address:	Land Ea	st Of V	Whitegates Farm, Sou	ıth Hanı	ningfield Road, Ret	tendon, Ch	elmsford, Essex	
Parish:	Rettend				Score:	85	,	
Developable Site Area	3.69			Reaso	n for			
(ha):				disco	unted areas:			
Potential Yield:	0		Typology: 32+33+34					
Proposed Use:	Employ	ment		Comr	nents on the size	Size of sit	e is potentially suitable	
				of site: for all employment use				
Suitability Criteria:					Suitability Ra	iting:	Red	
Proximity to Employment A	Areas	N/A			•			
Impact on Retail Areas		N/A						
Proximity to the Workplace	.	N/A						
Public Transport		5	Site is within 400m w	alking dis	stance of one or mor	e services		
PROW and Cycling Connect	ivity	0	Site is not connected	to either	an existing PROW or	r cycle netwo	ork	
Vehicle Access	5	A route exists enablin	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		0			,	trategic road	network, primary road	
network, a safeguarded trunk road or a B-road								
Designated Heritage Assets								
Non-Designated Heritage A								
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constrai	nts	5	Minerals or Waste Co		•	rding Area. S	oite is not within a	
Defined Open Space		5						
			Park or 'Other' Green	\				
Green Belt & Green Wedge	3	O The majority of the site (90% or more) lies within the Metropolitan Green Belt Wedge					itan Green Belt or Green	
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features	5	5	Site is in excess of 100					
Fland Biolo Constantints			excess of 500m of any			nated proted	cted natural features	
Flood Risk Constraints		5	Site is wholly within F					
Air Quality Management A		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constraints		5	Ground treatment is i	and treatment is not expected to be required				
Neighbouring Constraints		N/A						
Proximity to Key Services		N/A 5	Development would r	not rocul	in the loss of nor nu	ıt additional	strain on an	
Community Facilities		5	existing/proposed sch		•			
Comments on Suitability		Outside	recreation facility e of DSB.					
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wi	lling owr				
Land Condition		5	Vacant land & buildin		, p			
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or		N/A	1		<u> </u>			
Allocation		.,. ,						
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					

SHELAA Reference:			RAG Rating:	Amber	3(0 May 2023		
19SHELAA7								
Site Address:	Creed	s Farm,	School Lane, Great Le	eighs, Chelmsford, Essex, C	CM3 1NL			
Parish:	Great	Leighs		Total Score:	99			
Developable Site Area	3.37			Reason for				
(ha):				discounted areas:				
Potential Yield:	66			Typology:	3			
Proposed Use:	Reside	ential		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	iting:	Amber		
Proximity to Employment A	reas	5	•	existing/proposed employme				
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	d services within		
			•	e, South Woodham Ferrers T	own Centre	or any designated		
Door doo't at the Manhalana		-	Neighbourhood Centr	es king distance of an employm	ont allocation			
Proximity to the Workplace	:	5		alking distance of one or mor		I		
Public Transport	iv.i+v.	0		to either an existing PROW or		rk		
PROW and Cycling Connect Vehicle Access	ivity	5		g vehicle access into/adjacen		TI K		
Strategic Road Access		N/A	A Toute exists enabling	g vernere access into/aajacen	t to the site			
Designated Heritage Assets	·							
Non-Designated Heritage A		5		any non-designated heritage				
Archaeological Assets	.33013	5		contain any assets of archaed		est		
Minerals & Waste Constrain	nts	5		is within a Minerals Safegua				
Willieruis & Waste Constitui		3	Minerals or Waste Co					
Defined Open Space		5	Site does not lie within	n an area defined as Open Sp	ace, an existi	ing/proposed Country		
Park or 'Other' Green Space								
	Green Belt & Green Wedge 5			n the Metropolitan Green Be				
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily with	in the land c	lassification/s: Grade 1,		
Protected Natural Features		5		om of any locally designated p	protected nat	ural features and in		
Trottetted Natural Federales				international/national desig				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbour	•				
Proximity to Key Services		0		n walking distance of one or	more service:	s and the City		
Community Fosilities		2	·	am Ferrers Town Centre out additional strain on but no	at rocult in th	o loss of on an		
Community Facilities		3		ool/healthcare facility/place				
			recreation facility	,,, , ,		p		
Comments on Suitability		Adjace	nt to DSB. In range of bu	us stops.				
Availability Criteria:				Availability R	lating:	Yellow		
Land Ownership		0	Known to be in partic	ularly complex/multiple own				
Land Condition		3	Low intensity land use		· ·			
Legal Constraints		3	Site may possibly face	legal issues				
Planning Permission or		N/A	•					
Allocation								
Comments on Availability			e ownership. No eviden es. Entire site not withir	ce of all landowner/s suppor n promoters control.	t with submi	ssion. Site in use for other		
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		_	1 . , ,					
The state of the s								

SHELAA Reference:			RAG Rating:	Red	3	0 May 2023		
19SHELAA8								
Site Address:	Land E	ast Of [De Beauvoir Farm, Ch	urch Road, Ramsden Heat	h, Billericay	, Essex		
Parish:	South	Hannin	gfield	Total Score:	110			
Developable Site Area	0.15			Reason for				
(ha):				discounted areas:				
Potential Yield:	5			Typology:	18			
Proposed Use:	Reside	ential		Comments on the size				
				of site:	<u> </u>	T		
Suitability Criteria:		ı	lan i i i i	Suitability Ra		Red		
Proximity to Employment A	Areas	5	·	existing/proposed employme				
Impact on Retail Areas		5		ot result in the loss of establis re, South Woodham Ferrers T	-			
			Neighbourhood Centr		OWII CEITHE	or any designated		
Proximity to the Workplace	•	5		king distance of an employm	ent allocatio	n		
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access		5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets 5 Site does not contain any designated heritage assets								
Non-Designated Heritage Assets 5 Site does not contain any non-designated heritage assets								
Archaeological Assets		5	Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua nsultation Area	rding Area. S	Site is not within a		
Defined Open Space		5		n an area defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	<u> </u>	0						
Land Classification		0		Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features		5		om of any locally designated p	protected na	tural features and in		
Trotected Hatarari eatares	•			international/national desig				
Flood Risk Constraints		5	Site is wholly within F	lood Zone 1				
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	5		not expected to be required				
Neighbouring Constraints		5	Site has no neighbour					
Proximity to Key Services		0		n walking distance of one or l am Ferrers Town Centre	more service	s and the City		
Community Facilities		5		not result in the loss of nor pu				
				ool/healthcare facility/place	of worship/s	sports, leisure, or		
Comments on Suitability		Outside	recreation facility of DSB. In range of bus	s stons.				
Availability Criteria:		1 2 3 13 14		Availability F	Pating:	Green		
Land Ownership		5	Held by developer/wi	lling owner/public sector	ating.	Jiccii		
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	*				
Planning Permission or			N/A					
Allocation								
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability	/							

SHELAA Reference: 19SHELAA9			RAG Rating:	Red	30 May 2023			
Site Address:	Land S	outh Of	De Beauvoir Farm, C	hurch Road, Ramsden He	ath, Billeric	ay, Essex		
Parish:	South	Hannin	gfield	Total Score:	108			
Developable Site Area	1.08			Reason for				
(ha):				discounted areas:				
Potential Yield:	24			Typology:	4			
Proposed Use:	Reside	ntial		Comments on the size				
				of site:				
Suitability Criteria:			Suitability Rating: Red					
•	Proximity to Employment Areas 5			xisting/proposed employme				
Impact on Retail Areas		5	•	t result in the loss of establis e, South Woodham Ferrers T es	-			
Proximity to the Workplace	9	5	Site is within 2km wall	king distance of an employm	ent allocatio	n		
Public Transport		5	Site is within 400m wa	lking distance of one or mor	e services			
PROW and Cycling Connect	ivity	5		lking distance to either a PR		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	5	5		any designated heritage asse				
Non-Designated Heritage A	ssets	5		any non-designated heritage				
Archaeological Assets 5			•	contain any assets of archae				
Minerals & Waste Constraints 5			Minerals or Waste Cor					
Defined Open Space 5			Park or 'Other' Green					
Green Belt & Green Wedge 0			The majority of the sit Wedge	e (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification 0			Site is predominantly Grade 2 or Grade 3	Greenfield and primarily witl	nin the land o	classification/s: Grade 1,		
Protected Natural Features	5	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 A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities		3	·	ut additional strain on but n ool/healthcare facility/place				
Comments on Suitability		Outsid	e of DSB. In range of bus	stops.				
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector	-	-		
Land Condition		5	Vacant land & buildings					
Legal Constraints		5	5 Site does not face any known legal issues					
Planning Permission or Allocation		N/A	A					
Comments on Availability								
Achievability Criteria:				Achievability	/ Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability	,	5	Up to 5 years	-				
Comments on Achievability		_	. ,					

SHELAA Reference:			RAG Rating:	Amber	3	0 May 2023		
19SHELAA10								
Site Address:	Land S	South W	est Of Allotment Gar	dens, Hall Lane, Sandon, (Chelmsford,	, Essex		
Parish:	Sando	n		Total Score:	109			
Developable Site Area	0.27			Reason for				
(ha):				discounted areas:	<u> </u>			
Potential Yield:	8			Typology:	18			
Proposed Use:	Reside	ential		Comments on the size				
			of site:					
Suitability Criteria:			Suitability Rating: Amber					
Proximity to Employment A	reas	5		existing/proposed employme				
Impact on Retail Areas		5		ot result in the loss of establiste, South Woodham Ferrers Tes	-			
Proximity to the Workplace	<u>;</u>	5	Site is within 2km wal	king distance of an employm	ent allocatio	n		
Public Transport		5	Site is within 400m w	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network		
Vehicle Access		5	A route exists enablin	g vehicle access into/adjacer	t to the site			
Strategic Road Access	tegic Road Access N/A							
Designated Heritage Assets	;	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage Assets 5				any non-designated heritage				
Archaeological Assets		5		contain any assets of archae				
Minerals & Waste Constraints 5			Minerals or Waste Co					
Defined Open Space 5			Park or 'Other' Green					
Green Belt & Green Wedge 5				n the Metropolitan Green Be				
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily with				
Protected Natural Features	i	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 Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is r	not expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		0	Centre/South Woodh	n walking distance of one or am Ferrers Town Centre				
Community Facilities		5		not result in the loss of nor pu nool/healthcare facility/place				
Comments on Suitability		Adjace	nt to DSB. In range of b	us stops.				
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wi	lling 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	A					
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		- -	1 * * * * * * * * * * * * * * * * * * *					

SHELAA Reference: 19SHELAA12			RAG Rating:	Red	3	0 May 2023		
Site Address:	Land S	outh W	est Of Warehouse, H	ighwood Road, Highwood	l, Chelmsfor	rd, Essex		
Parish:	Writtle	9		Total Score:	83			
Developable Site Area	1.07			Reason for				
(ha):				discounted areas:				
Potential Yield:	0			Typology:	32+33+34	ļ		
Proposed Use:	Emplo	yment		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Red		
Proximity to Employment A	Areas	N/A						
Impact on Retail Areas		N/A						
Proximity to the Workplace	е	N/A						
Public Transport		0		Om walking distance from all				
PROW and Cycling Connec	tivity	5		alking distance to either a PR		network		
Vehicle Access		5		g vehicle access into/adjacer				
Strategic Road Access		0		ess to nor is adjacent to the s ed trunk road or a B-road	trategic road	network, primary road		
Designated Heritage Assets	S	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A	Assets	5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets 5			Site is not thought to	contain any assets of archae	ological inter	est		
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua nsultation Area	arding Area. S	Site is not within a		
Defined Open Space 5			Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	oace, an exist	ing/proposed Country		
Green Belt & Green Wedge 0				te (90% or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification 0			•	Greenfield and primarily wit	hin the land o	classification/s: Grade 1,		
Protected Natural Features	S	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 A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai		5	Ground treatment is r	not expected to be required				
Neighbouring Constraints		N/A						
Proximity to Key Services		N/A						
Community Facilities		5	existing/proposed sch recreation facility	not result in the loss of nor proposed in the loss of nor				
Comments on Suitability		Outsid	e of DSB. Within 100m o	of Lee Wood (LoWS).				
Availability Criteria:				Availability I	Rating:	Green		
Land Ownership		5	Held by developer/wi	lling owner/public sector				
Land Condition		5	Vacant land & buildin	gs				
Legal Constraints		5						
Planning Permission or Allocation		22/02	2/02304/OUT received, yet to be determined					
Comments on Availability								
Achievability Criteria:				Achievability	/ Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability		-	<u> </u>					

SHELAA Reference:			RAG Rating:	Amber	3	0 May 2023		
19SHELAA13	1							
Site Address:				anham Road, Little Walth		sford, Essex		
Parish:		Walthar	n	Total Score:	89			
Developable Site Area	4.66			Reason for				
(ha):				discounted areas:				
Potential Yield:	80			Typology:	2			
Proposed Use:	Reside	ential		Comments on the size				
				of site:		T		
Suitability Criteria:				Suitability R		Amber		
Proximity to Employment A	Areas	5		existing/proposed employment				
Impact on Retail Areas		5	·	t result in the loss of establi e, South Woodham Ferrers [*] es	-			
Proximity to the Workplace	,	5	Site is within 2km wal	king distance of an employm	nent allocation	n		
Public Transport		0	Site is in excess of 400	m walking distance from all	services			
PROW and Cycling Connect	ivity	0		to either an existing PROW o		ork		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	nt 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	e assets			
Archaeological Assets 5				contain any assets of archae				
Minerals & Waste Constraints 0			Consultation Area who	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				n an area defined as Open S _l				
Green Belt & Green Wedge)	5		n the Metropolitan Green Be				
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily wit				
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 Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		0	Centre/South Woodha	n walking distance of one or am Ferrers Town Centre				
Community Facilities		3		ut additional strain on but n ool/healthcare facility/place				
Comments on Suitability		Adjace	nt to Urban Area.					
Availability Criteria:				Availability I	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		3	3 Low intensity land uses					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or		N/A						
Allocation								
Comments on Availability		Site in	use for other purposes.					
Achievability Criteria:				Achievability	y Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability	,							

SHELAA Reference:			RAG Rating:	Green	3	0 May 2023		
20SHELAA3								
Site Address:	Land A	At Ilgars	Farm, West Of Willov	v Grove, South Woodham	Ferrers, Ch	nelmsford, Essex		
Parish:	South	Woodh	am 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	Size of site is potentially suita			
.,				of site:		ployment use		
Suitability Criteria:				Suitability Ra		Green		
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas		5		t result in the loss of establis e, South Woodham Ferrers T es	•			
Proximity to the Workplace	9	5	Site is within 2km wall	king distance of an employm	ent allocatio	n		
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity	5		alking distance to either a PR				
Vehicle Access		3		onstraints that would likely p ss into/adjacent to the site	revent the in	nplementation of a route		
Strategic Road Access		4	Site has direct access t	to or is adjacent to a primary	road netwo	rk		
Designated Heritage Assets	5	5	Site does not contain a	any designated heritage asse	ts			
Non-Designated Heritage Assets 5			Site does not contain a	any non-designated heritage	assets			
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Cor	is within a Minerals Safegua nsultation Area	rding Area. S	Site is not within a		
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	<u>;</u>	5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	3	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 A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai		5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbour	ing constraints				
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a wn Centre	nd/or the Cit	ty Centre/South		
Community Facilities		3	existing/proposed sch recreation facility	ut additional strain on but no ool/healthcare facility/place				
Comments on Suitability		Outsid	e of DSB. In range of bus	stops.				
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A	N/A					
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			•					

SHELAA Reference: 20SHELAA5			RAG Rating:	Amk	per	30	0 May 2023		
	l								
Site Address:			Mayes Farm, Mayes I						
Parish:	Sando	n			Score:	98			
Developable Site Area	3.85			Reasc					
(ha):	75				unted areas:	2			
Potential Yield:	75 Reside			Typol	0,	3			
Proposed Use:	Reside	entiai		of site	nents on the size				
Suitability Criteria:			Suitability Rating: Amber						
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/					
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	e, South		•			
Proximity to the Workplace	9	0	Site is in excess of 2km	ո walkinį	g distance of an emp	loyment allo	cation		
Public Transport		5	Site is within 400m wa	lking dis	stance of one or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking dis	stance to either a PR	OW or cycle i	network		
Vehicle Access		3	There are no visible co to enable vehicle acce			revent the im	nplementation of a route		
Strategic Road Access		N/A							
Designated Heritage Assets	5	5	Site does not contain a	any desi	gnated heritage asse	ts			
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-	designated heritage	assets			
Archaeological Assets		5	Site is not thought to		•				
Minerals & Waste Constraints 0			Consultation Area who	ere safeg	guarded infrastructur	re is permane	tion Area and/or Waste ent in nature or where the delivery of development		
Defined Open Space 5			Site does not lie within Park or 'Other' Green		a defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge)	5	Site does not lie within	n the Me	etropolitan Green Be	lt or Green W	Vedge		
Land Classification		0	Grade 2 or Grade 3				classification/s: Grade 1,		
Protected Natural Features	i	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 Ar	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	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 Centre/South Woodha			more service	s and the City		
Community Facilities		3	Development would p existing/proposed sch recreation facility						
Comments on Suitability			e of DSB. In range of bus : EAHLD00476; Priority 2	-		on Pit (LoWS). Adjacent to Historic		
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling own	•				
Land Condition		5	Vacant land & buildings						
Legal Constraints		5	Site does not face any	known l	egal issues				
Planning Permission or		N/A	•						
Allocation									
Comments on Availability							1		
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability	1								

SHELAA Reference: 21SHELAA1			RAG Rating:	Red		3	0 May 2023		
Site Address:	Land \	Vest Of	Pitt Place, Church Str	eet, Gre	eat Baddow, Cheln	nsford, Esse	ex		
Parish:		Baddov			Score:	105			
Developable Site Area	0.69			Reasc	on for				
(ha):				disco	unted areas:				
Potential Yield:	13			Typol	ogy:	5			
Proposed Use:	Reside	ntial		Comments on the size					
				of site	e:				
Suitability Criteria:				Suitability Rating: Red					
Proximity to Employment A	Proximity to Employment Areas 5			existing/	proposed employme	nt allocation			
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South es	Woodham Ferrers T	own Centre	or any designated		
Proximity to the Workplace	<u> </u>	5	Site is within 2km wal				n		
Public Transport		5	Site is within 400m wa						
PROW and Cycling Connect	ivity	0	Site is not connected t			•	ork		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		N/A							
Designated Heritage Assets		3	Site is adjacent to one						
Non-Designated Heritage A	ssets	5	Site does not contain	-					
Archaeological Assets 5 Minerals & Waste Constraints 5			Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a						
Defined Open Space 5			Minerals or Waste Con Site does not lie within Park or 'Other' Green	n an area		ace, an exist	ing/proposed Country		
Green Belt & Green Wedge 0					or more) lies within t	he Metropol	itan Green Belt or Green		
Land Classification 3			Site is predominantly classification/s: Grade						
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 A	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrai	nts	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 wall Woodham Ferrers Tov			nd/or the Cit	ry Centre/South		
Community Facilities		5	Development would n existing/proposed sch recreation facility		•				
Comments on Suitability			e of DSB. In range of bus Building. Historic Landfil	-		Church Street	t. Adjacent to Grade II		
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	lling own	•				
Land Condition		5	Vacant land & building	gs					
Legal Constraints		5	Site does not face any known legal issues						
Planning Permission or Allocation		N/A							
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Green		
Viability Citteria.		5	Development is likely	viahle	, tomevability	.taaiig.	J. CC		
			Up to 5 years						
Comments on Achievability			p / 2000						

SHELAA Reference:			RAG Rating:	Amber	3	0 May 2023		
21SHELAA3						0 Way 2023		
Site Address:	Land I	North O	f Peartree Cottage, Bi	raintree Road, Little Waltl	ham, Chelm	sford		
Parish:	Little '	Walthar	n	Total Score:	103			
Developable Site Area	0.5			Reason for				
(ha):				discounted areas:				
Potential Yield:	10			Typology:	5			
Proposed Use:	Reside	ential Comments on the size of site:						
Suitability Criteria:				Suitability R	ating:	Amber		
Proximity to Employment A	Areas	5		existing/proposed employme				
Impact on Retail Areas		5	Chelmsford City Centi	ot result in the loss of establiste. Te, South Woodham Ferrers	-			
Dravimity to the Merkeles		-	Neighbourhood Centr	es king distance of an employm	ont allocatio	ın.		
Proximity to the Workplace	e	5		alking distance of one or mo		""		
Public Transport PROW and Cycling Connec	tivity	0		to either an existing PROW of		ork		
Vehicle Access	civicy	3		onstraints that would likely p	-			
Vernote Access				ess into/adjacent to the site	5.0			
Strategic Road Access		N/A						
Designated Heritage Assets 5			Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage Assets 5			Site does not contain any non-designated heritage assets					
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constraints 5					arding Area. S	Site is not within a		
5.5			Minerals or Waste Co	nsultation Area n an area defined as Open S	aaca an avist	ting/proposed Country		
Defined Open Space 5			Park or 'Other' Green	· · ·	pace, all exist	ung/proposed Country		
Green Belt & Green Wedge	2	5		n the Metropolitan Green Be	elt or Green V	Vedge		
Land Classification		0	Site is predominantly	Greenfield and primarily wit	hin the land	classification/s: Grade 1,		
			Grade 2 or Grade 3					
Protected Natural Feature	S	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 A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	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		m walking distance of one or am Ferrers Town Centre	more service	es and the City		
Community Facilities		5		not result in the loss of nor p				
			existing/proposed school/healthcare facility/place of worship/sports, leisure, or					
Comments on Suitability		Outsid	recreation facility e of DSB. In range of bus	s stops.				
Availability Criteria:		1 - 31014		Availability I	Rating:	Green		
Land Ownership		5	Held by developer/wi	lling owner/public sector		3.00		
Land Condition		5	Vacant land & building					
Legal Constraints		5 Site does not face any known legal issues						
Planning Permission or		N/A	<u>, </u>					
Allocation		·						
Comments on Availability								
Achievability Criteria				Achievability	Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability	/	5	Up to 5 years					
Comments on Achievability			•					

SHELAA Reference:			RAG Rating:	Green	_	0.842022			
21SHELAA4			_		3	0 May 2023			
Site Address:	Land A	t Ilgars	Farm West Of Willow	v Grove, South Woodham	Ferrers, Ch	elmsford, Essex			
Parish:	South \	Woodh	am Ferrers	Total Score:	108				
Developable Site Area	54.978	;		Reason for	Electricity	/ lines (0.182ha)			
(ha):				discounted areas:					
Potential Yield:	862			Typology:	26				
Proposed Use:	Reside	ntial		Comments on the size of site:					
Suitability Criteria:			Suitability Rating: Green						
Proximity to Employment	Areas	5	Site is outside of any e	existing/proposed employme					
Impact on Retail Areas		0		esult in the loss of establishe					
				re, South Woodham Ferrers T	-				
			Neighbourhood Centr						
Proximity to the Workplace	е	5		king distance of an employm		n			
Public Transport		5		alking distance of one or mor					
PROW and Cycling Connec	tivity	5		alking distance to either a PR		network			
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site				
Strategic Road Access		N/A							
Designated Heritage Asset	S	5		any designated heritage asse					
Non-Designated Heritage A	Assets	5	Site does not contain	any non-designated heritage	assets				
Archaeological Assets		5		Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constraints			Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua nsultation Area	rding Area. S	Site is not within a			
Defined Open Space			Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge	5		n the Metropolitan Green Be	lt or Green V	Vedge				
Land Classification 0			Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,			
Protected Natural Feature	S	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 A	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrai		5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbour	ing constraints					
Proximity to Key Services		3	Site is within 2km wal	king distance of all services a wn Centre	nd/or the Cit	ty Centre/South			
Community Facilities		3		out additional strain on but no nool/healthcare facility/place					
Comments on Suitability		Outsid		s stops. Vehicular access via \	Willow Grove	e. Small part of site in FZ2.			
Availability Criteria:				Availability F		Green			
Land Ownership		3	Promoter has an option	on to purchase site or collabo	rate with ex	isting owner			
Land Condition		5	Vacant land & building	gs					
Legal Constraints	5 Site does not face any known legal issues								
Planning Permission or Allocation		N/A	•						
Comments on Availability									
Achievability Criteria	:			Achievability	Rating:	Green			
Viability		5	Development is likely	•					
Timescale for Deliverability	/	5	Up to 5 years						
Comments on Achievability			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1						

Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a lidesignated protected natural feature or within 500m of an international/national 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 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. Availability Criteria: 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 Comments on Availability	SHELAA Reference: 21SHELAA5			RAG Rating:	Gree	en	3	0 May 2023	
Developable Site Area (ha):	Site Address:	Land N	North O	f Sandon Lodge, Woo	dhill Ro	ad, Sandon, Chelm	sford, Esse	х	
Potential Yield:	Parish:	Sando	n		Total	Score:	89		
Proposed Use: Employment Comments on the size of site is potentially stronged Use: Employment of site: Size of site is potentially stronged Use: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Criteria: Suitability Rating: Green Proximity to Employment Areas N/A Impact on Retail Areas N/A Public Transport N/A Public Transport Size is within 400m walking distance of one or more services PROW and Cycling Connectivity Size is within 100m walking distance to either a PROW or cycle network Vehicle Access Size Size is within 100m walking distance to either a PROW or cycle network Vehicle Access Size Size Size is within 100m walking distance to either a PROW or cycle network Vehicle Access Size Size Size Size Size Size Size Size	Developable Site Area	22.08			Reasc	on for			
Suitability Criteria: Suitability Rating: Green	(ha):				disco	unted areas:			
Suitability Criteria: Proximity to Employment Areas Impact on Retail Areas N/A Proximity to the Workplace N/A Non-Designated Heritage Assets Strategic Road Access 4 Site has direct access to or is adjacent to a primary road network Designated Heritage Assets Site does not contain any assets of archaeological interest Non-Designated Heritage Assets Site does not contain any non-designated heritage assets Non-Designated Heritage Assets Site does not thought to contain any assets of archaeological interest Ninerals & Waste Constraints 2 Site is wholly or partially within an identified Minerals Safeguarding Area and require further assessment to be undertaken in the form of a Minerals Resource Assessment Defined Open Space Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or Other' Green Space Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features Site does not comprise of any protected natural feature is within 100m of a lidesignated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature Flood Risk Constraints N/A Proximity to Key Services N/A Community Facilities Site is necessed Soom from a designated A	Potential Yield:	0		711-1-07					
Impact on Retail 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 does 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 require further assessment to be undertaken in the form of a Minerals Resource Assessm Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space 5 Site does not lie within the Metropolitan Green Belt or Green Wedge Site is predominantly Greenfield and primarily within the land classification Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a line designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/nati	Proposed Use:	Emplo	yment						
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 does 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 requestion for the contain any assets of archaeological interest Site does not lie within an area defined as Open Space, an existing/proposed Court Park or 'Other' Green Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Court Park or 'Other' Green Space 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 2 or Grade 3 Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a lidesignated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of	Suitability Criteria:	Suitability Criteria:				Suitability Ra	iting:	Green	
Impact on Retail Areas	•	Areas	N/A			•			
Proximity to the Workplace Public Transport S Site is within 400m walking distance of one or more services PROW and Cycling Connectivity S Site is within 100m walking distance to either a PROW or cycle network Vehicle Access S A route exists enabling vehicle access into/adjacent to the site Strategic Road Access S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Non-Designated Heritage Assets S Site does not contain any non-designated heritage assets Non-Designated Protage Assets S Site does not contain any non-designated heritage assets Non-Designated Protage Assets S Site does not contain any non-designated heritage assets Non-Designated Protage Assets S Site does not contain any non-designated heritage assets Non-Designated Protage Assets S Site does not contain any non-designated heritage assets Non-Designated Protage Assets S Site does not contain any non-designated Protage Assets Non-Designated Protage Assets S Site does not contain any non-designated Protage Assets Non-Designated Protage Assets S Site does not contain any non-designated Protage Assets Non-Designated Protage Assets S Site does not contain any non-designated Protage Assets Non-Designated Protage Assets S Site does not contain any non-designated Agen Assets S Site does not comprise of any protected natural features but is within 100m of a lide Assignated protage Assets S Site does not comprise of any protage Assets S Site does not comprise of any protage Assets S Site does not comprise of any protag									
Public Transport PROW and Cycling Connectivity Site is within 100m walking distance to either a PROW or cycle network Vehicle Access 5	•	,							
PROW and Cycling Connectivity 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 require further assessment to be undertaken in the form of a Minerals Resource Assessment of United Parks of Contain and Parks of Co	Public Transport		5	Site is within 400m w	alking dis	stance of one or mor	e services		
Vehicle Access		ivity	5	Site is within 100m w	alking dis	stance to either a PR	OW or cycle	network	
Designated Heritage Assets 5 Site does not contain any designated heritage assets		,	5	A route exists enablin	g vehicle	access into/adjacen	t to the site		
Non-Designated Heritage Assets 5 Site does 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 requ further assessment to be undertaken in the form of a Minerals Resource Assessment or Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space Site does not lie within the Metropolitan Green Belt or Green Wedge Site is predominantly Greenfield and primarily within the land classifications Site does not is within the Metropolitan Green Belt or Green Wedge Site is predominantly Greenfield and primarily within the land classification/s: Grad 2 or Grade 3 Site does not comprise of any protected natural features but is within 100m of a lidesignated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international designated protected natural feature or within 500m of an i	Strategic Road Access		4	Site has direct access	to or is a	djacent to a primary	road netwo	rk	
Non-Designated Heritage Assets Archaeological Assets Archaeological Assets Archaeological Assets 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 requ 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 Cour 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: Gra Grade 2 or Grade 3 Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a lidesignated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within Flood Zone 3 Air Quality Management Areas 5 Site is in excess of 500m from a designated AQMA Ground Condition 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. Availability Criteria: Availability Rating: Green Land Ownership 3 Promoter has an option to purchase site or collaborate with existing owner Land Condition 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability		;	5						
Archaeological Assets Minerals & Waste Constraints Zesite is wholly or partially within an identified Minerals Safeguarding Area and requested further assessment to be undertaken in the form of a Minerals Resource Assessment on the within an area defined as Open Space, an existing/proposed Courpark or 'Other' Green Space Green Belt & Green Wedge Land Classification Oesite does not lie within an area defined as Open Space, an existing/proposed Courpark or 'Other' Green Space Green Belt & Green Wedge Land Classification Oesite does not lie within the Metropolitan Green Belt or Green Wedge Land Classification Site does not lie within the Metropolitan Green Belt or Green Wedge Land Classification Site does not comprise of any protected natural features but is within 100m of a lidesignated protected natural feature or within 500m of an international/national designated protected natural feature or within 500m of an international/national designated protected natural feature or within Flood Zone 3 Air Quality Management Areas Ground Condition Constraints Joesite is in excess of 500m from a designated AQMA Ground Condition Constraints N/A Proximity to Key Services N/A Community Facilities 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. Availability Rating: Green Land Ownership 3 Promoter has an option to purchase site or collaborate with existing owner Land Condition 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability			5	Site does not contain	any non-	designated heritage	assets		
Minerals & Waste Constraints 2 Site is wholly or partially within an identified Minerals Safeguarding Area and requested further assessment to be undertaken in the form of a Minerals Resource Assessment of the University of the			5	Site is not thought to	contain a	any assets of archaed	logical inter	est	
Defined Open Space 5 Site does not lie within an area defined as Open Space, an existing/proposed Cour Park or 'Other' Green Space Green Belt & Green Wedge Land Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a lidesignated 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 nexcess of 500m from a designated AQMA Ground Condition 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. Availability Criteria: Availability Criteria: Availability Rating: Green 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 Comments on Availability	Ü			, ,	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				
Green Belt & Green Wedge	Defined Open Space 5			Site does not lie withi	in an area				
Land Classification O Site is predominantly Greenfield and primarily within the land classification/s: Grade 2 or Grade 3 Protected Natural Features 3 Site does not comprise of any protected natural features but is within 100m of a ladesignated 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 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. Availability Criteria: Availability Rating: Green Land Ownership 1 Promoter has an option to purchase site or collaborate with existing owner Land Condition 5 Site does not face any known legal issues Planning Permission or Allocation Comments on Availability	Green Belt & Green Wedge 5					etropolitan Green Be	lt or Green V	Vedge	
designated protected natural feature or within 500m of an international/national designated protected natural feature Flood Risk Constraints 2	Ü			Site is predominantly					
Air Quality Management Areas Ground Condition Constraints Site is in excess of 500m from a designated AQMA Ground Condition Constraints N/A Proximity to Key Services N/A Community Facilities Site 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. Availability Criteria: Land Ownership Site does not face any known legal issues Planning Permission or Allocation Comments on Availability Air June 1 Site is in excess of 500m from a designated AQMA Fround treatment is not expected to be required N/A Availability Criteria: Availability Rating: Green Site does not face any known legal issues N/A N/A	Protected Natural Features		3						
Second Condition Constraints Second treatment is not expected to be required	Flood Risk Constraints		2						
Neighbouring Constraints Proximity to Key Services N/A Community Facilities 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. Availability Criteria: Land Ownership Services Promoter has an option to purchase site or collaborate with existing owner Land Condition Solite does not face any known legal issues Planning Permission or Allocation Comments on Availability	Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
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. Availability Criteria: Availability Rating: Green 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 Comments on Availability	Ground Condition Constrain	nts	5	Ground treatment is a	not expe	cted to be required			
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. Availability Criteria: Availability Rating: Green 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 Allocation Comments on Availability	Neighbouring Constraints		N/A						
existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility Comments on Suitability Outside of DSB. Availability Criteria: 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 Allocation Comments on Availability	Proximity to Key Services		N/A						
Availability Criteria: Land Ownership Land Condition Legal Constraints Planning Permission or Allocation Comments on Availability Availability Rating: Fromoter has an option to purchase site or collaborate with existing owner Vacant land & buildings Site does not face any known legal issues N/A N/A	Community Facilities		5	existing/proposed school/healthcare facility/place of worship/sports, leisure, or					
Land Ownership Land Condition S Vacant land & buildings Legal Constraints Site does not face any known legal issues Planning Permission or Allocation Comments on Availability	Comments on Suitability		Outsid	e of DSB.					
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	Availability Criteria:					Availability R	ating:	Green	
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			3	Promoter has an option	on to pur			sting owner	
Legal Constraints 5 Site does not face any known legal issues Planning Permission or N/A Allocation Comments on Availability	•		5						
Planning Permission or N/A Allocation Comments on Availability		gal Constraints 5 Site does not face any known I				egal issues			
Comments on Availability	Planning Permission or			·					
	Achievability Criteria:					Achievability	Rating:	Green	
Viability 5 Development is likely viable	•		5	Development is likely	viable	- ionicia anity			
Timescale for Deliverability 5 Up to 5 years		,		·	.,,				
Comments on Achievability			-	p 1 2000					

SHELAA Reference:			RAG Rating:	Red		3	0 May 2023	
21SHELAA7)	0 Way 2023	
Site Address:	Land S	South W	est Of Hayes Leisure I	Park, Haye	es Chase, Battles	bridge, Wi	ckford, Essex	
Parish:	Retter	ndon		Total Sc	ore:	90		
Developable Site Area	36.135	5		Reason	for	Gas Pipeline and Buffer		
(ha):				discoun	ted areas:	(0.355ha)		
Potential Yield:	443			Typolog	y:	27		
Proposed Use:	Reside	ential			nts on the size			
			of site:					
Suitability Criteria:					Suitability Ra	ting:	Red	
Proximity to Employment A	Proximity to Employment Areas 5			existing/pro	posed employme	nt allocation	l	
Impact on Retail Areas		5	Development does no Chelmsford City Centre Neighbourhood Centre	e, South W		•		
Proximity to the Workplace	9	5	Site is within 2km wall	king distan	ce of an employme	ent allocatio	n	
Public Transport		5	Site is within 400m wa					
PROW and Cycling Connect	tivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g vehicle ac	ccess into/adjacent	to the site		
Strategic Road Access		N/A						
Designated Heritage Assets		5	Site does not contain a					
Non-Designated Heritage A	Assets	5	Site does not contain a	-				
Archaeological Assets		5	Site is not thought to o					
Minerals & Waste Constraints 2			Site is wholly or partia further assessment to	•		_	ding Area and requires Resource Assessment	
Defined Open Space 5			Park or 'Other' Green	Space			ing/proposed Country	
reen Belt & Green Wedge 0			The majority of the sit Wedge	te (90% or r	more) lies within th	ne Metropol	itan Green Belt or Green	
Land Classification 0			Site is predominantly (Grade 2 or Grade 3	Greenfield	and primarily with	in the land o	classification/s: Grade 1,	
Protected Natural Features	5	0	Site partially or wholly	y comprises	of one or more pr	otected nat	ural features	
Flood Risk Constraints		2	Up to 25% of the site area is within Flood Zone 3					
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	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		te is in excess of 2km walking distance of one or more services and the City entre/South Woodham Ferrers Town Centre				
Community Facilities		3	Development would p existing/proposed sch- recreation facility					
Comments on Suitability			e of DSB. In range of bus Estuaries (SSSI), SAC am				rnham Road. Crouch and partially within the site	
		bounda	ary. SOPC000017 Priorit	ty 4 Contan	ninated Lane.			
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil	lling owner	/public sector		-	
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any	known leg	al issues			
Planning Permission or Allocation		N/A	•					
Comments on Availability								
		l			Achiovability	Pating:	Green	
Achievability Criteria:		l -	Douglanment is like		Achievability	raung:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:			RAG Rating:	Green	3	0 May 2023		
21SHELAA9								
Site Address:	Land \	Nest Of	Eastham, Main Road,	South Woodham Ferrers	, Chelmsfor	rd, Essex		
Parish:	South	Woodh	am Ferrers	Total Score:	114			
Developable Site Area	1.34			Reason for				
(ha):				discounted areas:				
Potential Yield:	30			Typology:	4			
Proposed Use:	Reside	ential		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Green		
Proximity to Employment A	reas	5		existing/proposed employme				
Impact on Retail Areas		5	•	t result in the loss of establis	•			
			Neighbourhood Centr	e, South Woodham Ferrers 1	own Centre	or any designated		
Proximity to the Workplace	<u> </u>	5		king distance of an employm	ent allocatio	n		
Public Transport		5		alking distance of one or mor				
PROW and Cycling Connect	ivitv	5		alking distance to either a PR		network		
Vehicle Access		3		onstraints that would likely p				
			to enable vehicle acce	ss into/adjacent to the site				
Strategic Road Access		N/A						
Designated Heritage Assets 5				any designated heritage asse				
Non-Designated Heritage Assets 5			Site does not contain any non-designated heritage assets					
Archaeological Assets 5				contain any assets of archaec				
Minerals & Waste Constraints 5				is within a Minerals Safegua	rding Area. S	Site is not within a		
Defined Open Space		5	Minerals or Waste Co	n an area defined as Open Sp	ace an exist	ing/proposed Country		
beililed Open space			Park or 'Other' Green		acc, an exist	ing, proposed country		
Green Belt & Green Wedge)	5		n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification		0	Site is predominantly	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
			Grade 2 or Grade 3					
Protected Natural Features	i	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 Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbour					
Proximity to Key Services		3	Site is within 2km wal	king distance of all services a	nd/or the Cit	ty Centre/South		
			Woodham Ferrers Tov	wn Centre				
Community Facilities		3		out additional strain on but no				
			existing/proposed sch recreation facility	ool/healthcare facility/place	of worship/s	sports, leisure, or		
Comments on Suitability		Outsid	e of DSB. In range of bus	s stops.				
Availability Criteria:			- 0	Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	lling owner/public sector	auiig.	Jiccii		
Land Condition		5	Vacant land & building					
Legal Constraints		5						
Planning Permission or		N/A						
Allocation		'','						
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability Circuit.		5	Development is likely			J. CC.		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			, ,					
Comments on Achievability		<u> </u>						

21SHELAA10 Site Address: Parish: Developable Site Area (ha):	South) Of :				30 May 2023			
Parish: Developable Site Area (ha):	South) " Ot .							
Developable Site Area (ha):			7 Willowmeade, Rams			1			
(ha):		Hannin	gfield	Total 9		103			
` '	0.12			Reaso	-				
					inted areas:				
Potential Yield:	4			Typolo	<u> </u>	19			
Proposed Use:	Reside	ential			ents on the size				
			of site:						
Suitability Criteria:			T		Suitability Ra		Red		
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation						
Impact on Retail Areas 5			Development does no Chelmsford City Centr Neighbourhood Centre	e, South		-			
Proximity to the Workplace 5			Site is within 2km wall	king dista	nce of an employm	ent allocatior	า		
Public Transport		5	Site is within 400m wa	alking dist	tance of one or mor	e services			
PROW and Cycling Connecti	vity	0	Site is not connected t	o either	an existing PROW or	cycle netwo	ork		
Vehicle Access	5	A route exists enabling	g vehicle	access into/adjacen	t to the site				
Strategic Road Access		N/A							
Designated Heritage Assets		5	Site does not contain a	any desig	nated heritage asse	ts			
Non-Designated Heritage As	ssets	5	Site does not contain a						
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrain	its	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country						
Defined Open Space		5	Park or 'Other' Green	Space					
Green Belt & Green Wedge	Wedge								
Land Classification 0			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 Fl	ood Zone	21				
Air Quality Management Are	eas	5	Site is in excess of 500	m from a	designated AQMA				
Ground Condition Constrain	its	5	Ground treatment is n	ot expec	ted to be required				
Neighbouring Constraints		5	Site has no neighbouri						
Proximity to Key Services		0	Site is in excess of 2km Centre/South Woodha	am Ferrei	rs Town Centre		·		
Community Facilities		5	Development would n existing/proposed sch recreation facility	ool/healt					
Comments on Suitability		Adjace	nt to DSB. In range of bu	ıs stops.					
Availability Criteria:					Availability R	ating:	Green		
Land Ownership		5	Held by developer/wil	ling own			1		
Land Condition		5	Vacant land & building						
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									
Achievability Criteria:					Achievability	Rating	Green		
Viability		5	Development is likely	viable	. ioine vability		J. CC		
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability		,							

SHELAA Reference: 21SHELAA11			RAG Rating:	Amk	er	3(0 May 2023	
Site Address:	Nover	a Gener	ation, Roxwell Quarr	v, Boyto	n Cross, Roxwell,	Chelmsford	, Essex, CM1 4LT	
Parish:	Roxwe		,		Score:	82	,	
Developable Site Area	9.38			Reasc	n for	Electricity	substation (0.001ha)	
(ha):				disco	unted areas:	<i>'</i>	, ,	
Potential Yield:	0			Typol	ogy:	33+34		
Proposed Use:	Emplo	yment		Comn	nents on the size	Size of site	e is potentially suitable	
				of site	2:		ployment use	
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment A	Areas	N/A			-		•	
Impact on Retail Areas		N/A						
Proximity to the Workplace	e	N/A						
Public Transport 0			Site is in excess of 400	0m walki	ng distance from all s	services		
PROW and Cycling Connectivity 5			Site is within 100m w	alking dis	tance to either a PR	OW or cycle i	network	
Vehicle Access		5	A route exists enablin	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		0	Site has no direct according network, a safeguard		•	trategic road	network, primary road	
Designated Heritage Assets	S	5	Site does not contain	any desig	gnated heritage asse	ts		
Non-Designated Heritage A	Assets	5	Site does not contain	any non-	designated heritage	assets		
Archaeological Assets		5	Site is not thought to	contain a	any assets of archaed	ological intere	est	
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Co		U	rding Area. S	ite is not within a	
Defined Open Space 5			Site does not lie withi Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge 5			Site does not lie withi	_	tropolitan Green Be	lt or Green W	Vedge	
Land Classification 0			Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,	
Protected Natural Features	5	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 A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	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 rexisting/proposed scherection facility		•			
Comments on Suitability		Outsid	e of DSB. Priority 4 Con	taminare	d Land SC000006.			
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wi	illing own			1	
Land Condition		3	Low intensity land use					
Legal Constraints		5	Site does not face any known legal issues					
Planning Permission or Allocation		N/A	•					
Comments on Availability		Site cu	rrently used for other p	urposes.				
Achievability Criteria:					Achievability	Rating:	Yellow	
Viability		5	Development is likely	viable			1	
Timescale for Deliverability	/	4	Over 5 years					
Comments on Achievability			<u>, , , , , , , , , , , , , , , , , , , </u>					
22S SIT NOTICE ADMIT		L						

SHELAA Reference:			RAG Rating:	Ambe	r	3(0 May 2023	
21SHELAA14								
Site Address:	Land I	North O	f Steepleview, Butts G	reen Road	l, Sandon, Chelr	nsford		
Parish:	Sando	n		Total Sco	ore:	104		
Developable Site Area	3.12			Reason f				
(ha):					ed areas:			
Potential Yield:	61			Typology		3		
Proposed Use:	Reside	ential			nts on the size			
				of site:			ı	
Suitability Criteria:		_	T		Suitability Ra		Amber	
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas 5			Development does no Chelmsford City Centr Neighbourhood Centr	e, South Wo		-		
Proximity to the Workplace 0			Site is in excess of 2kn	n walking di	stance of an emp	loyment allo	cation	
Public Transport		5	Site is within 400m wa	alking distar	nce of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa					
to enable vehicle access					, ,	revent the im	plementation of a route	
Strategic Road Access		N/A						
Designated Heritage Assets		5	Site does not contain					
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest					
Archaeological Assets		5						
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Co		•	rding Area. S	ite is not within a	
Defined Open Space 5			Site does not lie within Park or 'Other' Green		efined as Open Sp	ace, an existi	ing/proposed Country	
Green Belt & Green Wedge 5			Site does not lie within	n the Metro	politan Green Be	lt or Green W	/edge	
Land Classification 0			Site is predominantly Grade 2 or Grade 3	Greenfield a	and primarily with	nin the land c	lassification/s: Grade 1,	
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 Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 2kn Centre/South Woodha	_		more service	s and the City	
Community Facilities		3	Development would p existing/proposed sch recreation facility	ool/healthc	are facility/place	of worship/s	ports, leisure, or	
Comments on Suitability		Outsid	e of DSB. In range of bus	s stops. Pote	ential vehicular fro	om Butt's Gre	een Road.	
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		5	Held by developer/wil	lling owner/	public sector		•	
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	5 Site does not face any known legal issues					
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely				1	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference: 21SHELAA16			RAG Rating:	Ambe	er	3(0 May 2023			
Site Address:	Land N	lorth Of	Tally Ho, Sandon Hal	l Bridlew	ay, Sandon, Cheli	msford, Ess	ex			
Parish:	Sando			Total So		102				
Developable Site Area	1.81			Reason	for					
(ha):				discour	nted areas:					
Potential Yield:	41			Typolog	gy:	3				
Proposed Use:	Reside	ntial		Comme	ents on the size					
				of site:						
Suitability Criteria:				Suitability Rating: Amber						
Proximity to Employment A	reas	5	Site is outside of any e	existing/pr	oposed employme	nt allocation				
Impact on Retail Areas		5	Development does no	t result in	the loss of establisl	hed shops ar	nd services within			
·			Chelmsford City Centre	e, South V	Voodham Ferrers T	own Centre	or any designated			
		_	Neighbourhood Centro	Neighbourhood Centres Site is in excess of 2km walking distance of an employment allocation						
Proximity to the Workplace	!	0					cation			
Public Transport 5			Site is within 400m wa							
PROW and Cycling Connectivity 5			Site is within 100m wa				network			
Vehicle Access 5			A route exists enabling	g vehicle a	ccess into/adjacent	t to the site				
Strategic Road Access N										
Designated Heritage Assets		5		Site does not contain any designated heritage assets						
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest							
Archaeological Assets		5	_							
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor			rding Area. S	ite is not within a			
Defined Onen Chase	Defined Open Space 5					aco an ovicti	ing/proposed Country			
Defined Open Space			Park or 'Other' Green		definied as Open Sp	ace, all existi	ing/proposed country			
Green Belt & Green Wedge 5			Site does not lie within	•	opolitan Green Bel	t or Green W	/edge			
Land Classification		0	Site is predominantly	Greenfield	and primarily with	in the land c	lassification/s: Grade 1,			
			Grade 2 or Grade 3							
Protected Natural Features		0	Site partially or wholly	comprise	s of one or more p	rotected nati	ural features			
Flood Risk Constraints		5	Site is wholly within Flood Zone 1							
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA							
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required							
Neighbouring Constraints		5	Site has no neighbouri							
Proximity to Key Services		0	Site is in excess of 2km walking distance of one or more services and the City							
0 11 5 11111		_	Centre/South Woodha				- lass of an a-			
Community Facilities		3	Development would p existing/proposed sch							
			recreation facility	OOI/TIEatti	icare raciity/piace	or worship/s	ports, leisure, or			
Comments on Suitability		Within	DSB. In range of bus sto	ps. TPO/1	992/001 within the	site.				
Availability Criteria:					Availability R	ating:	Green			
Land Ownership		5	Held by developer/wil		•	- 3				
Land Condition		4	Established single use							
Legal Constraints		5	Site does not face any		gal issues					
Planning Permission or		N/A	<u>, </u>		=					
Allocation		,,,								
Comments on Availability		Site cu	rrently used for other pu	ırpose.						
Achievability Criteria:					Achievability	Rating:	Green			
Viability		5	Development is likely							
Timescale for Deliverability		5	Up to 5 years							
Comments on Achievability		,	-2 00 70010							
Comments on Achievability										

SHELAA Reference:			RAG Rating:	Amber	3(0 May 2023			
21SHELAA17	ı .								
Site Address:			ns Farm, Lodge Road,	Bicknacre, Chelmsford, Es					
Parish:	Bickna	icre		Total Score:	96				
Developable Site Area	1.18			Reason for					
(ha):	26			discounted areas:					
Potential Yield: Proposed Use:	26 Reside			Typology:	4				
Proposed Use:	Reside	entiai		Comments on the size of site:					
Suitability Criteria:					ting.	Amber			
•	roac	Е	Site is outside of any	Suitability Ra		Amber			
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation Development does not result in the loss of established shops and services within						
Impact on Retail Areas		5	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated						
			Neighbourhood Centres						
Proximity to the Workplace	<u>;</u>	0	Site is in excess of 2km	n walking distance of an emp	loyment allo	cation			
Public Transport		0	Site is in excess of 400	m walking distance from all	services				
PROW and Cycling Connect	ivity	0	Site is not connected t	o either an existing PROW o	r cycle netwo	ork			
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site				
Strategic Road Access									
Designated Heritage Assets		5		any designated heritage asse					
Non-Designated Heritage A	ssets	5		any non-designated heritage					
Archaeological Assets		5	_	contain any assets of archaed					
Minerals & Waste Constrain	nts	5	Minerals or Waste Cor						
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge	!	5		n the Metropolitan Green Be					
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	lassification/s: Grade 1,			
Protected Natural Features		5		m of any locally designated properties in ternational/national designated in ternational designated in the second control of the sec					
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1					
Air Quality Management A	reas	5	Site is in excess of 500	m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is n	not expected to be required					
Neighbouring Constraints		5	Site has no neighbouri	•					
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City			
Community Facilities		3	•	ut additional strain on but no					
				ool/healthcare facility/place	of worship/s	ports, leisure, or			
Comments on Suitability		Outside	recreation facility of DSB. Vehicular acces	ss from Lodge Road.					
Availability Criteria:				Availability F	Rating:	Green			
Land Ownership		5	Held by developer/wil	ling owner/public sector					
Land Condition		3	Low intensity land use						
Legal Constraints		5	Site does not face any						
Planning Permission or		N/A							
Allocation									
Comments on Availability									
Achievability Criteria:				Achievability	Rating:	Green			
Viability		5	Development is likely			•			
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference:			RAG Rating:	Amb	er	3(0 May 2023		
21SHELAA18							,		
Site Address:	Kay-M	etzeler	Ltd, Brook Street, Che	elmsford,	CM1 1UQ				
Parish:	Chelm	sford		Total S	core:	89			
Developable Site Area	1.44			Reason	for				
(ha):				discour	nted areas:				
Potential Yield:	147			Typolo	<u> </u>	13			
Proposed Use:	Reside	ential		Comments on the size					
				of site:					
Suitability Criteria:					Suitability Ra	iting:	Amber		
Proximity to Employment A	reas	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 Centr	-	Voodham Ferrers T	own Centre	or any designated		
Proximity to the Workplace 5			Neighbourhood Centres Site is within 2km walking distance of an employment allocation						
Public Transport 5			Site is within 400m wa						
PROW and Cycling Connectivity 5			Site is within 100m wa				network		
Vehicle Access	5	A route exists enabling				network			
Strategic Road Access		N/A	7 TOURS CHASHING	6 vee.e					
Designated Heritage Assets	3	Site is adjacent to one	or more o	designated heritage	e assets				
Non-Designated Heritage A		5	Site does not contain						
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrain	nts	0					tion Area and/or Waste		
			Consultation Area who	ere safegu	arded infrastructur	re is permane	ent in nature or where the		
			•		•		delivery of development		
Defined Open Space		5	Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge 5			Site does not lie within		ropolitan Green Be	lt or Green W	Vedge		
Land Classification	•	5	Site is predominantly						
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 A	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain		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 Tov						
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	iooi/fieaiti	icare raciiity/piace	or worship/s	sports, leisure, or		
Comments on Suitability		Within	,	f bus stops	. Opposite Grade II	Listed Buildi	ing. TPO/1985/010 four		
,		trees lo	ong New Street frontage	e. Priority	4 Contaminated La	nd SOPC000	138.		
Availability Criteria:					Availability R	lating:	Green		
Land Ownership		5	Held by developer/wil	lling owne	r/public sector		•		
Land Condition		3	Low intensity land use	es					
Legal Constraints		5	Site does not face any	known le	gal issues				
Planning Permission or	Planning Permission or N/A								
Allocation									
Comments on Availability		Site cu	rrently used for other pu	urpose.					
Achievability Criteria:					Achievability	Rating:	Amber		
Viability		0	Development is likely	unviable	•		•		
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference:			RAG Rating:	Amb	er	3(0 May 2023		
21SHELAA19									
Site Address:	Land S	outh W	est Of, Brook Hill, Litt	le Walth	am, Chelmsford				
Parish:	Little \	Walthan	n	Total S	core:	90			
Developable Site Area	0.88			Reasor	for				
(ha):				discou	nted areas:				
Potential Yield:	20			Typology: 4					
Proposed Use:	Reside	ential		Commof site:	ents on the size				
Suitability Criteria:					Suitability Ra	iting:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	existing/pr	oposed employme	nt allocation			
Impact on Retail Areas 5			Development does not result in the 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 wa						
PROW and Cycling Connect	ivity	5	Site is within 100m wa						
Vehicle Access 0			There are visible const enable vehicle access			ent the imple	ementation of a route to		
Strategic Road Access N/A									
Designated Heritage Assets 3			Site is adjacent to one						
Non-Designated Heritage A	ssets	5	Site does not contain a						
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a						
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor		•	rding Area. S	ite is not within a		
Defined Open Space			The majority of the sit existing/proposed Cou	•	•		ed as Open Space, an		
Green Belt & Green Wedge			The majority of the sit Wedge	e (90% or	more) lies within tl	he Metropoli	itan Green Belt or Green		
Land Classification (Site is predominantly of Grade 2 or Grade 3	Greenfield	d and primarily with	in the land c	classification/s: Grade 1,		
Protected Natural Features		0	Site partially or wholly	comprise	es of one or more p	rotected nati	ural features		
Flood Risk Constraints		4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1						
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	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 wall Woodham Ferrers Tov			nd/or the Cit	y Centre/South		
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						
Comments on Cuitability		Adiaco	recreation facility	ic ctone P	osidontial dovolone	mont and are	onenaco along northorn		
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							
			d Access). Site wholly w		•		, 		
Availability Criteria:					Availability R	ating:	Green		
Land Ownership		5	Held by developer/wil	ling owne	<u> </u>				
Land Condition		5	Vacant land & building		-				
Legal Constraints		5	Site does not face any		gal issues				
Planning Permission or		N/A			=				
Allocation		'							
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Green		
Viability Circuit.		5	Development is likely	viable					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability			- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1-						
Comments on Achievability		l .							

Parish: Bo Developable Site Area (ha): Potential Yield: 89 Proposed Use: Re Suitability Criteria: Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space	17	Site is outside of any ed Development does not Chelmsford City Central Neighbourhood Central Site is within 2km wall Site is within 400m was Site is not connected to	king distance of an employm	99 2 ating: int allocation hed shops arrown Centre	nd services within				
Parish: Bo Developable Site Area (ha): Potential Yield: 89 Proposed Use: Re Suitability Criteria: Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space	17	Site is outside of any ed Development does not Chelmsford City Central Neighbourhood Central Site is within 2km wall Site is within 400m was Site is not connected to	Total Score: Reason for discounted areas: Typology: Comments on the size of site: Suitability Ra existing/proposed employme t result in the loss of establis e, South Woodham Ferrers T es king distance of an employm	2 ating: int allocation hed shops allowing Centre	nd services within				
Developable Site Area (ha): Potential Yield: Potential Yield: Proposed Use: Res Suitability Criteria: Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space	17 20 21 21 21 21 21 21 21 21 21 21 21 21 21	Development does no Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is not connected t	Reason for discounted areas: Typology: Comments on the size of site: Suitability Rates existing/proposed employment result in the loss of establise, South Woodham Ferrers Testing distance of an employment result in the loss of establise, South Woodham Ferrers Testing distance of an employment result in the loss of establise, South Woodham Ferrers Testing distance of an employment result in the loss of established in the l	2 ating: int allocation hed shops allowing Centre	nd services within				
(ha): Potential Yield: Proposed Use: Res Suitability Criteria: Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space	esidential s 5 5 5 y 0 3 N/A	Development does no Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is not connected t	discounted areas: Typology: Comments on the size of site: Suitability Rates: existing/proposed employment result in the loss of establise, South Woodham Ferrers Testing distance of an employment result in the loss of establise, South Woodham Ferrers Testing distance of an employment result in the loss of establises.	ating: ent allocation hed shops ar own Centre	nd services within				
(ha): Potential Yield: Proposed Use: Res Suitability Criteria: Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space	s 5 5 5 y 0 3 N/A	Development does no Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is not connected t	Typology: Comments on the size of site: Suitability Raexisting/proposed employment result in the loss of establise, South Woodham Ferrers Tesking distance of an employment	ating: ent allocation hed shops ar own Centre	nd services within				
Proposed Use: Res Suitability Criteria: Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space	s 5 5 5 y 0 3 N/A	Development does no Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is not connected t	Comments on the size of site: Suitability Rate existing/proposed employment result in the loss of establise, South Woodham Ferrers Testables wing distance of an employment result in the loss of establise, South Woodham Ferrers Testables wing distance of an employment result in the size of sites and sites are size of the size of the size of sites and sites are size of sites and sites are size of sites and sites are size of sites and size of sites are size of sites and sites are size of sites a	ating: ent allocation hed shops ar own Centre	nd services within				
Suitability Criteria: Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space	5 5 5 y 0 3 N/A	Development does no Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is not connected t	of site: Suitability Ra existing/proposed employme t result in the loss of establis e, South Woodham Ferrers T es king distance of an employm	nt allocation hed shops a own Centre	nd services within				
Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space	5 5 5 9 0 3 N/A	Development does no Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is not connected t	Suitability Ra existing/proposed employme t result in the loss of establis e, South Woodham Ferrers T es king distance of an employm	nt allocation hed shops a own Centre	nd services within				
Proximity to Employment Area Impact on Retail Areas Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space	5 5 5 9 0 3 N/A	Development does no Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is not connected t	existing/proposed employme t result in the loss of establis e, South Woodham Ferrers T es king distance of an employm	nt allocation hed shops a own Centre	nd services within				
Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space	5 5 5 9 0 3 N/A	Development does no Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is not connected t	t result in the loss of establis e, South Woodham Ferrers T es king distance of an employm	hed shops ar own Centre	nd services within				
Proximity to the Workplace Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Assets Archaeological Assets Minerals & Waste Constraints Defined Open Space	5 5 5 y 0 3 N/A	Chelmsford City Centr Neighbourhood Centre Site is within 2km wall Site is within 400m wa Site is not connected t	e, South Woodham Ferrers T es king distance of an employm	own Centre					
Public Transport PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets Minerals & Waste Constraints Defined Open Space	5 y 0 3 N/A	Site is within 400m was			or any designated				
PROW and Cycling Connectivity Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets Minerals & Waste Constraints Defined Open Space	y 0 3 N/A	Site is not connected t	lking distance of one or mor	Site is within 2km walking distance of an employment allocation					
Vehicle Access Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets Minerals & Waste Constraints Defined Open Space	3 N/A		ining distance of one of mor	e services					
Strategic Road Access Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets Minerals & Waste Constraints Defined Open Space	N/A	1	to either an existing PROW o	r cycle netwo	ork				
Designated Heritage Assets Non-Designated Heritage Asset Archaeological Assets Minerals & Waste Constraints Defined Open Space			onstraints that would likely p ss into/adjacent to the site	revent the in	nplementation of a route				
Non-Designated Heritage Asset Archaeological Assets Minerals & Waste Constraints Defined Open Space									
Archaeological Assets Minerals & Waste Constraints Defined Open Space	5		any designated heritage asse						
Minerals & Waste Constraints Defined Open Space		Site does not contain any non-designated heritage assets							
Defined Open Space	5		contain any assets of archaed						
	0	Consultation Area whe	Illy within an identified Mine ere safeguarded infrastructu Id not have ceased prior to tl	re is perman	ent in nature or where the				
Groon Polt & Groon Wodge	5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ting/proposed Country				
Green Belt & Green Wedge	5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Nedge				
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 neighbouri							
Proximity to Key Services	3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a	nd/or the Ci	ty Centre/South				
Community Facilities	3	Development would p	ut additional strain on but no ool/healthcare facility/place						
Comments on Suitability		le of DSB. In range of bus DWS) immediately to the	s stops. TPO/2022/014 within west.	the site and	d Boreham Road Gravel				
Availability Criteria:			Availability F	Rating:	Green				
Land Ownership	5	Held by developer/wil	ling owner/public sector		<u> </u>				
Land Condition	5	Vacant land & building							
Legal Constraints	5	Site does not face any							
Planning Permission or Allocation	N/A	· · · · · · · · · · · · · · · · · · ·							
Comments on Availability									
Achievability Criteria:			Achievability	Rating:	Green				
Viability	5	Development is likely			3.00.1				
Timescale for Deliverability	5	Up to 5 years							
Comments on Achievability	,								

SHELAA Reference:			RAG Rating:	Yellow	2	0 May 2022		
21SHELAA21					3	0 May 2023		
Site Address:	Land N	lorth O	f Boreham Industrial E	state, Waltham Road, Bo	reham, Che	elmsford		
Parish:	Boreh	am		Total Score:	80			
Developable Site Area	1.8			Reason for				
(ha):				discounted areas:				
Potential Yield:	0			Typology:	32+34			
Proposed Use:	Emplo	yment		Comments on the size	Size of sit	e is potentially suitable		
				of site:	for all em	ployment use		
Suitability Criteria:				Suitability Ra	ting:	Yellow		
Proximity to Employment A	Areas	N/A						
Impact on Retail Areas		N/A						
Proximity to the Workplace N/A								
Public Transport		5	Site is within 400m wa	alking distance of one or more	e services			
PROW and Cycling Connect	ivity	0	Site is not connected t	o either an existing PROW or	r cycle netwo	ork		
Vehicle Access 5				g vehicle access into/adjacen				
Strategic Road Access		0		ss to nor is adjacent to the st	trategic road	network, primary road		
		_		ed trunk road or a B-road				
Designated Heritage Assets		5		any designated heritage asse				
Non-Designated Heritage A	ssets	5		any non-designated heritage				
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest Site is wholly or partially within an identified Minerals Consultation Area and/or Waste					
Minerals & Waste Constraints 0				ily witnin an identified ivilnei ere safeguarded infrastructur				
				ld not have ceased prior to the	•			
Defined Open Space	Defined Open Space 5			n an area defined as Open Sp				
			Park or 'Other' Green	Space				
Green Belt & Green Wedge 5				n the Metropolitan Green Be				
Land Classification		0		Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
D IN IT		•	Grade 2 or Grade 3			l fasts		
Protected Natural Features	5	0	Site partially or wholly comprises of one or more protected natural features Site is wholly within Flood Zone 1					
Flood Risk Constraints	****	5	Site is whony within Flood Zone 1 Site is in excess of 500m from a designated AQMA					
Air Quality Management A		5	Ç					
Ground Condition Constrai	nts		Ground treatment is not expected to be required					
Neighbouring Constraints		N/A						
Proximity to Key Services Community Facilities		N/A 5	Develonment would n	ot result in the loss of nor nu	ıt additional	strain on an		
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		Outsid	e of DSB. In range of bus	stops. Vehicular and pedest	rian access a	vailable from Euromix.		
		LoWS	within site.			1		
Availability Criteria:				Availability R	lating:	Green		
Land Ownership		5	, ,	ling owner/public sector				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or		N/A						
Allocation								
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely	viable				
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:			RAG Rating:	Red	1 ,	0.142022		
21SHELAA23] 3	0 May 2023		
Site Address:	Land N	North O	f Meadowgate, Stock	, Ingatestone, Essex				
Parish:	Stock			Total Score:	98			
Developable Site Area	0.77			Reason for				
(ha):				discounted areas:				
Potential Yield:	15			Typology:	5			
Proposed Use:	Reside	ential		Comments on the size				
				of site:				
Suitability Criteria:				Suitability R	lity Rating: Red			
Proximity to Employment A	Areas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas 5			1	ot result in the loss of establister, South Woodham Ferrers fres	-			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation						
Public Transport		0		Om walking distance from all				
PROW and Cycling Connec	tivity	5		alking distance to either a PR		network		
Vehicle Access	,	5		g vehicle access into/adjacer				
Strategic Road Access		N/A						
Designated Heritage Assets	5	5	Site does not contain	any designated heritage asse	ets			
Non-Designated Heritage A	Assets	5	Site does not contain	any non-designated heritage	e assets			
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua Insultation Area	arding Area. S	Site is not within a		
Defined Open Space		5	Site does not lie withi Park or 'Other' Green	n an area defined as Open S _l Space	pace, an exist	ing/proposed Country		
Green Belt & Green Wedge	9	0	The majority of the sit Wedge	te (90% or more) lies within	the Metropol	itan Green Belt or Green		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wit	hin the land o	classification/s: Grade 1,		
Protected Natural Features	5	0	Site partially or wholly	y comprises of one or more p	protected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is r	reatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbour	ring constraints				
Proximity to Key Services		3	Site is within 2km wal Woodham Ferrers To	lking distance of all services a wn Centre	and/or the Cit	ty Centre/South		
Community Facilities		5		not result in the loss of nor p nool/healthcare facility/place				
Comments on Suitability				us stops. Vehicular access fro	om Meadowg	ate. TPO/2001/105 on		
Availability Cuitauis		northe	rn part of site (Woodlar	,	Datis =:	Cuan		
Availability Criteria:		-	I I a lal la contra de la contra del la contra del la contra del la contra de la contra del la contra de la contra de la contra del la co	Availability I	kating:	Green		
Land Ownership		5	Vacant land & building	lling owner/public sector				
Land Condition		5		<u> </u>				
Legal Constraints		5	Site does not face any	/ known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:	:			Achievability	y Rating:	Green		
Viability		5	Development is likely	viable				
Timescale for Deliverability	1	5	Up to 5 years					
Comments on Achievability	/							

SHELAA Reference:			RAG Rating:	Amber	3	0 May 2023		
21SHELAA27					J	0 Way 2023		
Site Address:	Land I	East Of S	St Cleres Cottages, Ma	ain Road, Danbury, Chelm	sford			
Parish:	Danbu	ıry		Total Score:	102			
Developable Site Area	0.57			Reason for				
(ha):				discounted areas:				
Potential Yield:	11			Typology:	5			
Proposed Use:	Reside	ential		Comments on the size				
			of site:					
Suitability Criteria:				Suitability R	ating:	Amber		
Proximity to Employment A	Areas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas 5				et result in the loss of establishe, Se, South Woodham Ferrers ⁻ es	-			
Proximity to the Workplace	2	0	Site is in excess of 2kn	n walking distance of an emp	oloyment allo	cation		
Public Transport		5	Site is within 400m wa	alking distance of one or mo	re services			
PROW and Cycling Connect	tivity	5		alking distance to either a PR	<u> </u>	network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	nt to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	5	5		any designated heritage asse				
Non-Designated Heritage Assets 5				any non-designated heritage				
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai	nts	5	Minerals or Waste Co					
Defined Open Space 5			Park or 'Other' Green	·				
Green Belt & Green Wedge	9	5		n the Metropolitan Green Be				
Land Classification 0			Grade 2 or Grade 3	Greenfield and primarily wit				
Protected Natural Features			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 A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		0		constraints with no potentia				
Proximity to Key Services		0	Site is in excess of 2km walking distance of one or more services and the City					
Canana maita . Fa ailiti a a		-		am Ferrers Town Centre not result in the loss of nor p	ut additional	strain on an		
Community Facilities		5		ool/healthcare facility/place				
Comments on Suitability		Outsid Park (L	_	s stops. Vehicular access fror	n Main Road.	. Within 100m of Danbury		
Availability Criteria:				Availability I	Rating:	Green		
Land Ownership		5	Held by developer/wil	lling owner/public sector				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A	•					
Comments on Availability								
Achievability Criteria:				Achievability	, Rating	Yellow		
Viability		5	Development is likely		natilig.	I CIIOW		
Viability Timescale for Deliverability	,	4	Over 5 years	vianic				
		4	Over 5 years					
Comments on Achievability								

SHELAA Reference: 21SHELAA30			RAG Rating:	Amb	er	3	0 May 2023			
Site Address:	Jacklet	tts Farm	ı, Slough Road, Danbı	ury, Chel	msford, Essex, CN	13 4LX				
Parish:	Danbu		, , ,	Total 9		83				
Developable Site Area	1.12			Reaso	n for					
(ha):				discou	nted areas:					
Potential Yield:	0			Typolo	ogy:	32+34				
Proposed Use:	Emplo	yment		Comm	Comments on the size					
·				of site	:					
Suitability Criteria:					Suitability Ra	iting:	Amber			
Proximity to Employment A	reas	N/A			-					
Impact on Retail Areas		N/A								
Proximity to the Workplace										
Public Transport 0			Site is in excess of 400)m walkin	g distance from all s	services				
PROW and Cycling Connectivity (Site is not connected	to either	an existing PROW or	cycle netwo	ork			
Vehicle Access 5			A route exists enablin	g vehicle	access into/adjacen	t to the site				
Strategic Road Access		0			•	trategic road	network, primary road			
Designated Haritage Assets		5	network, a safeguarde Site does not contain			tc				
Designated Heritage Assets		3	Site is adjacent to one							
Non-Designated Heritage A	ssets	5					ost			
Archaeological Assets Minerals & Waste Constrain	ntc	5	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a							
Willierals & Waste Collstrail	1115	5	Minerals or Waste Co		•	ruing Area. 3	once is not within a			
Defined Open Space		5			defined as Open Sp	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge		5	Park or 'Other' Green Site does not lie withi	•	ronolitan Green Re	lt or Green W	Vedge			
Land Classification 5			Site is predominantly			it or orcen v	veage			
Protected Natural Features		3				atures but is	within 100m of a locally			
Trotected Nataran Teatures		9	designated protected							
			designated protected	natural fe	eature					
Flood Risk Constraints		5	Site is wholly within Flood Zone 1							
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA							
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required							
Neighbouring Constraints		N/A								
Proximity to Key Services		N/A								
Community Facilities		5	Development would r		•					
			existing/proposed sch recreation facility	iooi/nealt	incare racility/piace	or worship/s	ports, leisure, or			
Comments on Suitability		Outsid		ess from S	lough Road. Adiacer	nt to Protecto	ed Lane. Within 100m of			
			house Wood (LoWS).							
Availability Criteria:					Availability R	ating:	Green			
Land Ownership		5	Held by developer/wi	lling own	er/public sector					
Land Condition		2	Established multiple u	ıses						
Legal Constraints		5	Site does not face any	known le	egal issues					
Planning Permission or		N/A								
Allocation		611								
Comments on Availability		Site cu	rrently in use for other p	purposes.			Г			
Achievability Criteria:			T .		Achievability	Rating:	Green			
Viability		5	Development is likely viable							
	Timescale for Deliverability 5 Up to 5 years									
Comments on Achievability										

SHELAA Reference:			RAG Rating:	Amb	er	3(0 May 2023	
21SHELAA33								
Site Address:	Land S	South Ea	st Of Baileys Cottage	, Chatha	m Green, Little W	altham, Ch	elmsford, Essex	
Parish:	Little \	Walthan	n	Total 9	Score:	111		
Developable Site Area	1.45			Reaso	n for			
(ha):				discou	inted areas:			
Potential Yield:	32			Typolo	0,	3		
Proposed Use:	Reside	ential			ents on the size			
				of site	:		1	
Suitability Criteria:					Suitability Ra	iting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e					
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	re, South		-		
Proximity to the Workplace		5	Site is within 2km wal	king dista	nce of an employm	ent allocation	n	
Public Transport		5	Site is within 400m wa	alking dis	tance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enablin	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets		5	Site does not contain					
Non-Designated Heritage A	ssets	5	Site does not contain					
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Co	nsultatio	n Area			
Defined Open Space 5			Park or 'Other' Green	Space			ing/proposed Country	
Green Belt & Green Wedge 5			Site does not lie withi					
Land Classification 0			Grade 2 or Grade 3				lassification/s: Grade 1,	
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 Ar		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouring constraints Site is in excess of 2km walking distance of one or more services and the City					
Proximity to Key Services		0	Centre/South Woodh			more service	s and the City	
Community Facilities		3	Development would p existing/proposed sch recreation facility	out additi	onal strain on but no			
Comments on Suitability		Outsid Cottag	e of DSB. In range of bus	s stops. V	ehicular access avail	able from tra	ack in adjacent to Baileys	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wi	lling own			1	
Land Condition		3	Low intensity land use		<u> </u>			
Legal Constraints		5	Site does not face any		egal issues			
Planning Permission or		N/A						
Allocation								
Comments on Availability		Site cu	rrently in use for other p	purposes.				
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable			1	
Timescale for Deliverability		5	Up to 5 years					

SHELAA Reference:			RAG Rating:	Amber		2	0 May 2023	
21SHELAA41						,	0 IVIAY 2023	
Site Address:	Land A	Adjacen	t Reeds Spring, Roxwe	ell Road, Writtle, C	Chelmsfo	ord, Essex		
Parish:	Roxwe		, .	Total Score:		103		
Developable Site Area	42.53			Reason for				
(ha):				discounted area	is:			
Potential Yield:	521			Typology:		27		
Proposed Use:	Mixed	l Use		Comments on th	he size	Size of site is potentially suitable		
				of site:		for all em	ployment use	
Suitability Criteria:				Suitab	ility Ra	iting:	Amber	
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/proposed er	mployme	nt allocation		
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centr	e, South Woodham		-		
Proximity to the Workplace	9	5	Site is within 2km wal	king distance of an e	employme	ent allocatio	n	
Public Transport		5	Site is within 400m wa	lking distance of on	e or more	e services		
PROW and Cycling Connect	tivity	5	Site is within 100m wa	lking distance to eit	ther a PRO	OW or cycle	network	
Vehicle Access		5	A route exists enabling	g vehicle access into	/adjacen	t to the site		
Strategic Road Access		4	Site has direct access	o or is adjacent to a	a primary	road netwo	rk	
Designated Heritage Assets	5	5	Site does not contain	any designated herit	tage asse	ts		
Non-Designated Heritage A	Assets	5	Site does not contain	any non-designated	heritage	assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constraints			Less than 5ha of a site Minerals or Waste Co	nsultation Area				
Defined Open Space	5	Park or 'Other' Green	Space			ing/proposed Country		
Green Belt & Green Wedge	9	5	Site does not lie within	•				
Land Classification 0			Grade 2 or Grade 3				classification/s: Grade 1,	
Protected Natural Features	5	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 A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	3	Ground treatment is e					
Neighbouring Constraints		0	Site has neighbouring		•			
Proximity to Key Services		0	Site is in excess of 2kn			more service	s and the City	
Community Facilities		3	Centre/South Woodha Development would p existing/proposed sch recreation facility	ut additional strain	on but no			
Comments on Suitability					cess from	n A1060. Wit	hin 100m of TPOs. Boyton	
Availability Criteria:				Availal	hility P	ating:	Green	
Land Ownership		3	Promoter has an optic					
Land Condition		5	Vacant land & building		, conabo	TALE WILLIER	isting Owner	
Legal Constraints		5	Site does not face any	<u> </u>				
Planning Permission or Allocation		N/A						
Comments on Availability								
		<u> </u>		A ala!	٠- ا : ا : ط	Datina	Croon	
Achievability Criteria:			Davidana - 1 1-19		ability	Rating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability	/							

SHELAA Reference: 21SHELAA42			RAG Rating:	Amber	30 May 2023			
Site Address:	Land E	ast Of I	mbirds Yard. Souther	Cross Road, Good Easter,	Chelmsfor	d. Essex		
Parish:	Good		,	Total Score:	99	,		
Developable Site Area	6.63			Reason for	Sewage Pumping Station			
(ha):				discounted areas:	(0.03ha)			
Potential Yield:	114			Typology:	2			
Proposed Use:	Reside	ntial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Amber		
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/proposed employme	nt allocation			
Impact on Retail Areas		5	•	t result in the loss of establis e, South Woodham Ferrers T es	•			
Proximity to the Workplace	9	0	Site is in excess of 2km	n walking distance of an emp	loyment allo	cation		
Public Transport		5		alking distance of one or mor				
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		0		ore designated heritage asse				
Non-Designated Heritage A	ssets	5		any non-designated heritage				
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai	linerals & Waste Constraints 5			is within a Minerals Safeguansultation Area	rding Area. S	Site is not within a		
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	<u> </u>	5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
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 Fl	ood Zone 1				
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouring constraints					
Proximity to Key Services		0		n walking distance of one or i am Ferrers Town Centre	more service	es and the City		
Community Facilities		3		ut additional strain on but no ool/healthcare facility/place				
Comments on Suitability		-	•	is stops. Vehicular access via		·		
		Conser	vation Area. Adjacent to	Grade II Listed Building. Wit		TPO.		
Availability Criteria:				Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		3	Low intensity land use	S				
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability		Site cu	rrently in use for other p	ourposes.				
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference: 21SHELAA43			RAG Rating:	Green	3	0 May 2023			
Site Address:	Land N	orth Fa	st Of Little Fields. Dar	nbury, Chelmsford, Essex					
Parish:	Danbu			Total Score:	107				
Developable Site Area	1.15	,		Reason for					
(ha):				discounted areas:					
Potential Yield:	26			Typology:	4				
Proposed Use:	Reside	ntial		Comments on the size					
•				of site:					
Suitability Criteria:				Suitability Rating: Green					
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme					
Impact on Retail Areas	' '		•	t result in the loss of establis e, South Woodham Ferrers T es	•				
Proximity to the Workplace	ġ.	5	Site is within 2km wall	king distance of an employm	ent allocatio	n			
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services				
PROW and Cycling Connect	ivity	0	Site is not connected t	o either an existing PROW o	r cycle netwo	ork			
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site				
Strategic Road Access		N/A							
Designated Heritage Assets		5		any designated heritage asse					
Non-Designated Heritage A	ssets	5		any non-designated heritage					
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrain	nts	5	Less than 5ha of a site Minerals or Waste Cor	is within a Minerals Safegua nsultation Area	irding Area. S	ite is not within a			
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/propo Park or 'Other' Green Space					ing/proposed Country			
Green Belt & Green Wedge	!	5	Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge			
Land Classification		0	Site is predominantly (Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,			
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 Fl						
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	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 wall Woodham Ferrers Tov	king distance of all services a vn Centre	nd/or the Cit	ty Centre/South			
Community Facilities		3		ut additional strain on but no ool/healthcare facility/place					
Comments on Suitability		Adjace TPO.	nt to DSB. In range of bu	ıs stops. Access via private ga	ate off Little I	Fields. Within 100m of			
Availability Criteria:				Availability F	Rating:	Green			
Land Ownership		3	Promoter has an option	on to purchase site or collabo		isting owner			
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any						
Planning Permission or Allocation		N/A							
Comments on Availability									
Achievability Criteria:				Achievability	Rating:	Green			
Viability		5	Development is likely		<u></u>				
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference:			RAG Rating:	Amber	3(0 May 2023			
21SHELAA46									
Site Address:	Land S	outh Of	Corner Cottage, Woo	odhill Road, Danbury, Che	Imsford, Es	sex			
Parish:	Danbu	ıry		Total Score:	103				
Developable Site Area	0.17			Reason for					
(ha):				discounted areas:					
Potential Yield:	5			Typology:	18				
Proposed Use:	Reside	ential		Comments on the size					
				of site:					
Suitability Criteria:				Suitability Ra		Amber			
Proximity to Employment A	reas	5		existing/proposed employme					
Impact on Retail Areas		5	•	t result in the loss of establis	-				
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres						
Proximity to the Workplace	,	0	_	n walking distance of an emp	lovment allo	cation			
Public Transport		5		alking distance of one or mor					
PROW and Cycling Connect	ivity	0		to either an existing PROW or		rk			
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site				
Strategic Road Access		N/A							
Designated Heritage Assets	;	5	Site does not contain	any designated heritage asse	ts				
Non-Designated Heritage A	ssets	5	Site does not contain	any non-designated heritage	assets				
Archaeological Assets 5			Site is not thought to	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constraints 5				is within a Minerals Safegua	rding Area. S	ite is not within a			
Defined Ones Corne	-	Minerals or Waste Co		ana an avisti	ing/proposed Country				
Defined Open Space	5	Park or 'Other' Green	n an area defined as Open Sp Space	ace, an existi	nig/proposed Country				
Green Belt & Green Wedge	!	5		n the Metropolitan Green Be	lt or Green W	/edge			
Land Classification		0	Site is predominantly	Greenfield and primarily with	nin the land c	lassification/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 Ar	eas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbour	ing constraints					
Proximity to Key Services		0	Site is in excess of 2km walking distance of one or more services and the City						
Community Facilities		Е	•	am Ferrers Town Centre ot result in the loss of nor pu	ıt additional	strain on an			
Community Facilities		5		ool/healthcare facility/place					
			recreation facility						
Comments on Suitability		Outsid	e of DSB. In range of bus	stops. Within 100m of Danb	ury Country	Park (LoWS).			
Availability Criteria:				Availability R	lating:	Green			
Land Ownership		5	Held by developer/wil	ling owner/public sector					
Land Condition		5	Vacant land & building	,					
Legal Constraints		5	Site does not face any	known legal issues					
Planning Permission or		N/A							
Allocation									
Comments on Availability						Т			
Achievability Criteria:				Achievability	Rating:	Green			
Viability		5	Development is likely	viable					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference:			RAG Rating:	Amber	3	30 May 2023		
21SHELAA47					j	o may 2023		
Site Address:	Land 9	South O	f Bakery Cottage, Cha	tham Green, Little Walth	am, Chelms	ford, Essex		
Parish:	Little	Walthar	n	Total Score:	104			
Developable Site Area	0.34			Reason for				
(ha):				discounted areas:				
Potential Yield:	10			Typology:	17			
Proposed Use:	Reside	ential		Comments on the size				
				of site:				
Suitability Criteria:				Suitability R	ating:	Amber		
Proximity to Employment A	Areas	5		existing/proposed employm				
Impact on Retail Areas		5	Chelmsford City Centi	ot result in the loss of estable, South Woodham Ferrers	•			
Proximity to the Workplace		5	Neighbourhood Centr	es king distance of an employr	nent allocatio	n		
Public Transport	<u> </u>	0		Om walking distance from al		!!		
PROW and Cycling Connec	tivitv	5		alking distance to either a P		network		
Vehicle Access		3		onstraints that would likely				
		<u> </u>		ess into/adjacent to the site				
Strategic Road Access		N/A						
Designated Heritage Asset	S	3	Site is adjacent to one	e or more designated heritag	ge assets			
Non-Designated Heritage Assets 5		5	Site does not contain any non-designated heritage assets					
Archaeological Assets		3		djacent to one or more asse				
Minerals & Waste Constraints 5				e is within a Minerals Safegu	arding Area. S	Site is not within a		
Defined Orac Core			Minerals or Waste Co			:/		
Defined Open Space		5	Park or 'Other' Green	n an area defined as Open S Snace	pace, an exist	ing/proposed Country		
Green Belt & Green Wedge 5				n the Metropolitan Green B	elt or Green V	Vedge		
Land Classification 0				Greenfield and primarily wi				
			Grade 2 or Grade 3					
Protected Natural Feature	S	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 A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbour	_				
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		not result in the loss of nor p				
			recreation facility	nool/healthcare facility/plac	e of worsnip/s	sports, leisure, or		
Comments on Suitability		Outsid		le II Listed Buildings. Adjace	nt to Grade II	Listed Building.		
Availability Criteria:				Availability		Green		
Land Ownership		5	Held by developer/wi	lling owner/public sector				
and Condition		5	Vacant land & buildin					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or		N/A						
Allocation								
Comments on Availability			_					
Achievability Criteria:				Achievabilit	y Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability	/	5	Up to 5 years					
Comments on Achievability			•					

SHELAA Reference:			RAG Rating:	Amber	1	0.04- 2022		
21SHELAA48					3	0 May 2023		
Site Address:	Land N	lorth W	est Of Bowfield, Farn	nbridge End Road, Roxwel	I, Chelmsfo	ord, Essex		
Parish:	Roxwe	ell		Total Score:	113			
Developable Site Area	0.9			Reason for				
(ha):				discounted areas:				
Potential Yield:	20			Typology:	4			
Proposed Use:	Reside	ential		Comments on the size of site:				
Suitability Criteria:				Suitability Ra	ating:	Amber		
Proximity to Employment	Areas	5	Site is outside of any	existing/proposed employme				
Impact on Retail Areas		5	Development does no	ot result in the loss of establis	hed shops a	nd services within		
'			Chelmsford City Centi	re, South Woodham Ferrers T	own Centre	or any designated		
			Neighbourhood Centr					
Proximity to the Workplace	9	5		king distance of an employm		n		
Public Transport		5		alking distance of one or mor				
PROW and Cycling Connec	tivity	5		alking distance to either a PR		network		
Vehicle Access		5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Asset	5	5		any designated heritage asse				
Non-Designated Heritage A	5	Site does not contain	Site does not contain any non-designated heritage assets					
Archaeological Assets	5		contain any assets of archaed					
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Co	e is within a Minerals Safegua nsultation Area	rding Area. S	Site is not within a		
Defined Open Space			Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ting/proposed Country		
Green Belt & Green Wedge 5			Site does not lie withi	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification 0			Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Feature	5	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 A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai		5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbour	ing constraints				
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	es and the City		
Community Facilities		3		out additional strain on but no nool/healthcare facility/place				
Comments on Suitability		Outsid		s stops. Informal access at no	rthern edge	of site.		
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wi	lling owner/public sector				
Land Condition		5	Vacant land & buildin	gs				
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria				Achievability	Rating:	Green		
Viability		5	Development is likely	•		1		
Timescale for Deliverability	,	5	Up to 5 years					
	/	_						

SHELAA Reference:			RAG Rating:	Green	3(0 May 2023		
21SHELAA49					,	5 Way 2025		
Site Address:	Kings	gate, Bic	knacre Road, Bicknac	re, Chelmsford, CM3 4ES				
Parish:	Bickna	acre		Total Score:	109			
Developable Site Area	1.33			Reason for				
(ha):				discounted areas:				
Potential Yield:	30			Typology:	4			
Proposed Use:	Reside	ential		Comments on the size				
				of site:				
Suitability Criteria:			Suitability Rating: Green					
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme	nt allocation			
Impact on Retail Areas		5	•	t result in the loss of establis e, South Woodham Ferrers T es	-			
Proximity to the Workplace	•	0	Site is in excess of 2kn	n walking distance of an emp	loyment allo	cation		
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity	5		lking distance to either a PR		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		5	Site does not contain	any designated heritage asse	ts			
Non-Designated Heritage A	ssets	5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constraints 5			Minerals or Waste Co					
Defined Open Space 5			Park or 'Other' Green					
Green Belt & Green Wedge	elt & Green Wedge 5			n the Metropolitan Green Be				
Land Classification 0			Grade 2 or Grade 3	Greenfield and primarily with				
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 Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbour	-				
Proximity to Key Services		5	Woodham Ferrers Tov					
Community Facilities		3	existing/proposed sch recreation facility	ut additional strain on but no ool/healthcare facility/place	of worship/s			
Comments on Suitability		Adjace	nt to DSB. In range of bu	is stops. Within 100m of TPC	S.			
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector		•		
Land Condition		3	Low intensity land use	S				
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability		Site cu	rrently in use for other p	ourposes.				
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely	•				
Timescale for Deliverability		5	Up to 5 years	-				
Comments on Achievability			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					
		1						

SHELAA Reference:			RAG Rating:	Amber	3	0 May 2023	
21SHELAA50							
Site Address:	Land V	Vest Of	Twitty Fee, Danbury,	Chelmsford, Essex			
Parish:	Danbu	ıry		Total Score:	112		
Developable Site Area	3.62			Reason for			
(ha):				discounted areas:			
Potential Yield:	71			Typology:	3		
Proposed Use:	Reside	ential		Comments on the size			
				of site:		T .	
Suitability Criteria:			1	Suitability R		Amber	
Proximity to Employment A	reas	5	·	xisting/proposed employme			
Impact on Retail Areas		5	•	t result in the loss of establi e, South Woodham Ferrers es	-		
Proximity to the Workplace		5		king distance of an employn		n	
Public Transport		0	Site is in excess of 400	m walking distance from all	services		
PROW and Cycling Connect	ivity	5		lking distance to either a PF		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjace	nt to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		5		any designated heritage ass			
Non-Designated Heritage A	ssets	3	-	or more non-designated he			
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constraints 5			Minerals or Waste Co				
Defined Open Space	Open Space 5			n an area defined as Open S Space			
Green Belt & Green Wedge		5		n the Metropolitan Green Be			
Land Classification	d Classification 3			Greenfield and primarily wit 4, Grade 5, non-agricultura	l use, or urbai	n 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 Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	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 wa Woodham Ferrers Tov	Ilking distance of all services vn Centre	and/or the C	ity Centre/South	
Community Facilities		3		ut additional strain on but r ool/healthcare facility/place			
Comments on Suitability		Outside of TPO		ss from Runsell Lane. Adjace	ent to a Prote	cted Lane. Within 100m	
Availability Criteria:				Availability	Rating:	Green	
Land Ownership		5	Held by developer/wil	ling owner/public sector		1	
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any				
Planning Permission or Allocation		N/A	·				
Comments on Availability							
Achievability Criteria:				Achievabilit	v Rating:	Green	
Viability		5	Development is likely		,		
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		,					
Comments on Achievability							

SHELAA Reference:			RAG Rating:	Red		,	0 May 2022	
21SHELAA51			_			3	0 May 2023	
Site Address:	Field	Rear Of	7 To 8 The Greenway	, Runwell	Wickford, Essex	<u>-</u>		
Parish:	Runw		•	Total So		104		
Developable Site Area	0.35			Reason	for			
(ha):				discour	ited areas:			
Potential Yield:	11			Typolog	gy:	17		
Proposed Use:	Resid	ential		Comme	ents on the size			
				of site:				
Suitability Criteria:					Suitability Ra	ating:	Red	
Proximity to Employment A	Areas	5	Site is outside of any	existing/pr	oposed employme	nt allocation	l	
mpact on Retail Areas 5		5	Development does not Chelmsford City Cent Neighbourhood Cent	re, South V		-		
Proximity to the Workplace	9	0	Site is in excess of 2ki	m walking o	distance of an emp	loyment allo	cation	
Public Transport		5	Site is within 400m w	alking dista	ince of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m w	alking dista	ince to either a PR	OW or cycle	network	
Vehicle Access		5	A route exists enabling	ng vehicle a	ccess into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	5	5	Site does not contain	any design	ated heritage asse	ts		
Non-Designated Heritage A	ssets	5	Site does not contain	any non-de	esignated heritage	assets		
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Co	nsultation	Area			
Defined Open Space	ined Open Space 5			Space			ing/proposed Country	
Green Belt & Green Wedge	:	0	Wedge				itan Green Belt or Green	
Land Classification 3			Site is predominantly classification/s: Grade	e 4, Grade !	, non-agricultural	use, or urba	n use	
Protected Natural Features	5	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 A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	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 2ki Centre/South Woodh			more service	s and the City	
Community Facilities		5	Development would in existing/proposed scheme recreation facility		-			
Comments on Suitability			nt to DSB. In range of b way. Within 100m of TP	•		existing acco	ess rear of 7 The	
Availability Criteria:					Availability F	Rating:	Green	
Land Ownership		5	Held by developer/wi	illing owne	/public sector			
Land Condition		3	Low intensity land us	es				
Legal Constraints		5	Site does not face any	ite does not face any known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability		Site cu	rrently in use for other	purposes.				
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable				
		5	Up to 5 years					
Timescale for Deliverability								

SHELAA Reference:			RAG Rating:	Amber	2	0 May 2023		
21SHELAA52					<u> </u>	U 14104 2023		
Site Address:	Inspire	House	, Hollycroft, Great Ba	ddow, Chelmsford, Essex	, CM2 7FW			
Parish:		Baddow		Total Score:	106			
Developable Site Area	1.97			Reason for				
(ha):				discounted areas:				
Potential Yield:	44			Typology:	3			
Proposed Use:	Mixed	Use		Comments on the size	Size of sit	e is potentially suitable		
				of site:	for all em	ployment use		
Suitability Criteria:				Suitability R	lating:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employm	ent allocation	1		
Impact on Retail Areas		5	•	t result in the loss of establ e, South Woodham Ferrers es	•			
Proximity to the Workplace	j	5	Site is within 2km wal	king distance of an employr	ment allocatio	n		
Public Transport		5	Site is within 400m wa	lking distance of one or mo	ore services			
PROW and Cycling Connect	ivity	5		lking distance to either a P		network		
Vehicle Access		5		g vehicle access into/adjace				
Strategic Road Access		0		ess to nor is adjacent to the ed trunk road or a B-road	strategic roac	d network, primary road		
Designated Heritage Assets 5			Site does not contain	any designated heritage ass	ets			
Non-Designated Heritage Assets		5	Site does not contain any non-designated heritage assets					
U .		5	_	contain any assets of archae				
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safegunsultation Area	arding Area. S	Site is not within a		
Defined Open Space 5		5	Site does not lie within Park or 'Other' Green	n an area defined as Open S Space	Space, an exist	ting/proposed Country		
Green Belt & Green Wedge	reen Belt & Green Wedge 5			n the Metropolitan Green B	elt or Green V	Vedge		
Land Classification 0		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily wi	thin the land	classification/s: Grade 1,		
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 Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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	existing/proposed sch recreation facility	ut additional strain on but ool/healthcare facility/plac	e of worship/s	sports, leisure, or		
Comments on Suitability		Within	Urban Area. In range of	bus stops. Within 100m of	TPO/2006/05	3.		
Availability Criteria:				Availability	Rating:	Green		
Land Ownership		5	Held by developer/wi	ling owner/public sector				
Land Condition		2	Established multiple u	ses				
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability		Site cu	rrently in use for other p	ourposes.				
Achievability Criteria:				Achievabilit	v Rating:	Green		
Viability		5	Development is likely		7	3.00		
		5	Up to 5 years	· · · ·				
Timescale for Deliverability								

SHELAA Reference:			RAG Rating:	Red	3	0 May 2023		
21SHELAA54						0 May 2023		
Site Address:	Haven	Farm, (Goat Hall Lane, Chelm	sford, Essex, CM2 8PH				
Parish:	Chelm	sford		Total Score:	88			
Developable Site Area	1.08			Reason for				
(ha):				discounted areas:				
Potential Yield:	24			Typology:	4			
Proposed Use:	Reside	ential		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Red		
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme	nt allocation	•		
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	nd services within		
			•	e, South Woodham Ferrers T	own Centre	or any designated		
D : ::			Neighbourhood Centr					
Proximity to the Workplace	!	0		n walking distance of an emp		cation		
Public Transport	is dita	0		Om walking distance from all to either an existing PROW o		ork		
PROW and Cycling Connect	ivity	5		g vehicle access into/adjacen		JI K		
Vehicle Access		-	A Toute exists enability	g vernicle access into/aujacen	it to the site			
Strategic Road Access Designated Heritage Assets		N/A 5	Sita door not contain	any designated heritage asse	ıtc.			
		3		or more non-designated her				
			· · · · · · · · · · · · · · · · · · ·	contain any assets of archaed		est		
Archaeological Assets 5 Minerals & Waste Constraints 5				is within a Minerals Safegua				
Willierals & Waste Collstial]	Minerals or Waste Co		iruing Area. S	once is not within a			
Defined Open Space				n an area defined as Open Sp	ace, an exist	ing/proposed Country		
0 0 0 0 0 0 0		Park or 'Other' Green		h = 1 1 = + = = = = = 1	itan Cuan Balt an Cuan			
Green Belt & Green Wedge	!	0	Wedge	e (90% or more) lies within t	ne ivietropoi	itan Green Beit or Green		
Land Classification 0				Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
			Grade 2 or Grade 3					
Protected Natural Features		5		om of any locally designated p				
Flood Diels Constraints		_	excess of 500m of any international/national designated protected natural features Site is wholly within Flood Zone 1					
Flood Risk Constraints	.026	5	·					
Air Quality Management Ar Ground Condition Constrain		5	Site is in excess of 500m from a designated AQMA Ground treatment is not expected to be required					
Neighbouring Constraints	11.5	5	Site has no neighbouring constraints					
Proximity to Key Services		0		n walking distance of one or	more service	s and the City		
Frominity to key services		"		am Ferrers Town Centre	more service	s and the city		
Community Facilities		3	Development would p	out additional strain on but no	ot result in th	ne loss of on an		
				ool/healthcare facility/place	of worship/s	sports, leisure, or		
0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		0.1.1.1	recreation facility					
Comments on Suitability		Outside	e of DSB.	T		Γ_		
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5	· · ·	ling owner/public sector				
Land Condition		2	Established multiple u					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability		Site cu	rrently in use for other p	ourposes.				
Achievability Criteria:		ı		Achievability	Rating:	Green		
Viability Circuit.		5	Development is likely	-		J. 500.11		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability		,	-5 00 70010					
Comments on Acmevability		l						

SHELAA Reference: 21SHELAA57			RAG Rating:	Amber	3	0 May 2023		
Site Address:	Roxwe	ell Quar	ry, Roxwell Road, Rox	well, Chelmsford, Essex,	CM1 4LT			
Parish:	Roxwe	ell		Total Score:	78			
Developable Site Area (ha):	103.43	32		Reason for discounted areas:	Gas Pipe and Buffer (1.708ha)			
Potential Yield:	0			Typology:	N/A			
Proposed Use:	Comm	unity Fa	acility	Comments on the size of site:				
Suitability Criteria:				Suitability R	ating:	Amber		
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employme				
Impact on Retail Areas				it result in the loss of establi e, South Woodham Ferrers es	-			
Proximity to the Workplace	9	N/A						
Public Transport		0	Site is in excess of 400	m walking distance from all	services			
PROW and Cycling Connect	tivity	5		alking distance to either a PF		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjace	nt to the site			
Strategic Road Access		N/A						
Designated Heritage Assets 3				or more designated heritag				
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 Site is wholly or partially within an identified Minerals Safeguarding Area and requires					
Minerals & Waste Constrai	nts	2	further assessment to	be undertaken in the form	of a Minerals	Resource Assessment		
Defined Open Space 5			Park or 'Other' Green	•				
Green Belt & Green Wedge 5				n the Metropolitan Green Be				
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily wit				
Protected Natural Features	5	0		comprises of one or more	protected nat	ural features		
Flood Risk Constraints		2	Up to 25% of the site area is within Flood Zone 3					
Air Quality Management A		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	0	Ground treatment is expected to be required on the majority (90% or more) of the site					
Neighbouring Constraints		N/A N/A						
Proximity to Key Services Community Facilities		5	· ·	oot result in the loss of nor p ool/healthcare facility/place				
Comments on Suitability				rea of Scheduled Monumen ng. TPO/2001/042. SPC0008				
Availability Criteria:				Availability	Rating:	Green		
Land Ownership		5	Held by developer/wi	lling owner/public sector				
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	5 Site does not face any known legal issues					
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:				Achievability	v Rating:	Yellow		
Viability		3	Development is margi		, ,			
Timescale for Deliverability 5 Up to 5 years								
Comments on Achievability		_	dence of viability provid	ed				

SHELAA Reference:			RAG Rating:	Amber	2	0 May 2022		
21SHELAA59] 3	0 May 2023		
Site Address:	Land N	North Of	Field End, Sandon Ha	all Bridleway, Sandon, Ch	elmsford, E	ssex, CM2 7RL		
Parish:	Sando	n		Total Score:	104			
Developable Site Area	1.27			Reason for				
(ha):				discounted areas:				
Potential Yield:	28		Typology: 4					
Proposed Use:	Reside	ential		Comments on the size				
Cuitability Cuitagia.				of site:	ation.	Amber		
Suitability Criteria:	\roos	 -	Sito is outside of any o	Suitability Ra				
Proximity to Employment Areas 5 Impact on Retail Areas 5				t result in the loss of establis				
Impact on Retail Areas 5			•	e, South Woodham Ferrers 1	•			
Proximity to the Workplace	9	0		n walking distance of an emp	loyment allo	ocation		
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	nt to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	5	5	Site does not contain a	any designated heritage asse	ets			
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated heritage	assets			
Archaeological Assets 5			Site is not thought to o	contain any assets of archae	ological inter	rest		
Minerals & Waste Constraints Less than 5ha of a site is within a Minerals Safeguarding Area. Site is Minerals or Waste Consultation Area					Site is not within a			
Defined Open Space		5 Site does not lie within an area defined as Open Space, an existing/proposed (Park or 'Other' Green Space						
Green Belt & Green Wedge	2	5		n the Metropolitan Green Be				
and Classification		O Site is predominantly Greenfield and primarily within the land classification/s Grade 2 or Grade 3						
Protected Natural Features	5	3		e of any protected natural fe natural feature or within 500 natural feature				
Flood Risk Constraints		5	Site is wholly within Fl	ood Zone 1				
Air Quality Management A	reas	5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbouri	te has no neighbouring constraints				
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	es and the City		
Community Facilities		3		ut additional strain on but n ool/healthcare facility/place				
Comments on Suitability			nt to DSB. In range of bu	ıs stops. Vehicular access fro	m track to n	orth off Sandon Hall		
Availability Criteria:			.,	Availability F	Rating:	Green		
and Ownership		3	Promoter has an option	on to purchase site or collabo				
and Condition		5	Vacant land & building	•		<u> </u>		
egal Constraints		5						
Planning Permission or		N/A		<u> </u>				
Allocation								
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
/iability		5	Development is likely	viable				
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:			RAG Rating:	Amb	er	3	0 May 2023	
21SHELAA60	1							
Site Address:			nd South Of Peverels		•		Chelmsford, Essex	
Parish:		Nalthan	n	Total		86		
Developable Site Area	5.95			Reaso				
(ha):					inted areas:			
Potential Yield:	102			Typol	0,	2		
Proposed Use:	Reside	ential			ents on the size			
				of site			1	
Suitability Criteria:					Suitability Ra	iting:	Amber	
Proximity to Employment Areas 5			Site is outside of any e					
Impact on Retail Areas		5	Development does no			-		
			Chelmsford City Centr	-	Woodham Ferrers T	own Centre	or any designated	
Duningto, to the Manhalan		0	Neighbourhood Centr Site is in excess of 2kn		distance of an own	loumont allo	cation	
Proximity to the Workplace	:	0	Site is in excess of 400				Cation	
Public Transport	is dita	5	Site is within 100m wa				notwork	
PROW and Cycling Connect Vehicle Access	ivity	5	A route exists enabling				HELWOIK	
		N/A	A Toute exists enability	g verilcie	access into/aujacen	t to the site		
Strategic Road Access Designated Heritage Assets		0	Site contains one or m	oro dosi	anatod horitago asso	ntc.		
		5	Site does not contain					
			Site is not thought to	-			ect	
Archaeological Assets 5 Minerals & Waste Constraints 0							tion Area and/or Waste	
Willierais & Waste Constial	1115	U					ent in nature or where the	
				_		•	delivery of development	
Defined Open Space							ing/proposed Country	
Park or 'Other' Green Space Green Belt & Green Wedge 5 Site does not lie within the Metropolitan Green Belt or Green Wedge								
Green Belt & Green Wedge	:	5						
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greentie	d and primarily with	in the land o	classification/s: Grade 1,	
Protected Natural Features	;	0	Site partially or wholly	/ compris	es of one or more p	rotected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		3	Site has neighbouring	constrai	nts with potential fo	r mitigation		
Proximity to Key Services		0	Site is in excess of 2kn	-		more service	s and the City	
0 11 5 1111			Centre/South Woodha					
Community Facilities		3	Development would p existing/proposed sch					
			recreation facility	iooi, near	incare raciity/piace	or worship/s	sports, leisure, or	
Comments on Suitability		Within	Urban Area. Grade II lis	ted Build	ing. TPO/2003/007.			
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil	lling own	•			
Land Condition		5	Vacant land & building	-	· ·			
Legal Constraints		5	Site does not face any known legal issues					
Planning Permission or		N/A						
Allocation		.,,,						
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable	•			
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability			ı					

SHELAA Reference: 21SHELAA61			RAG Rating:	Amber	3(0 May 2023		
Site Address:	Land N	lorth Ea	st Of Lilley Farm, Sch	ool Lane, Great Leighs, Ch	elmsford, E	ssex		
Parish:	Great		•	Total Score:	104			
Developable Site Area	1.45			Reason for				
(ha):				discounted areas:				
Potential Yield:	32			Typology:	3			
Proposed Use:	Reside	ntial		Comments on the size				
				of site:				
Suitability Criteria:				Suitability Ra	ating:	Amber		
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas		5	Development does no	t result in the loss of establis	hed shops ar	nd services within		
			•	e, South Woodham Ferrers T	own Centre	or any designated		
D : ' :		Neighbourhood Centres 5 Site is within 2km walking distance of an employment allocation						
Proximity to the Workplace	9	5				n		
Public Transport		0		om walking distance from all				
PROW and Cycling Connect	ivity	5		alking distance to either a PR great vehicle access into/adjacen		network		
Vehicle Access		5	A route exists enabling	g venicie access into/adjacen	to the site			
Strategic Road Access		N/A	Cita is adiagont to one	or more designated heritage	2 200240			
Designated Heritage Assets		3 5						
			Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest					
Archaeological Assets 5 Site is not thought to contain any assets of archaeologous Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguard								
Willierais & Waste Constian	IILS	5	Minerals or Waste Co		Tullig Alea. 3	ite is not within a		
Defined Open Space	5 Site does not lie within an area defined as Open Space, an existing/proposed Countr					ing/proposed Country		
			Park or 'Other' Green					
Green Belt & Green Wedge 5				n the Metropolitan Green Be				
Land Classification	Classification 0 Site is predominantly Greenfield and primarily within the land classification/s: G Grade 2 or Grade 3					classification/s: Grade 1,		
Protected Natural Features		5	Site is in excess of 100	n of any locally designated printernational/national designated				
Flood Risk Constraints		5	Site is wholly within F		,			
Air Quality Management Ar	reas	5	Site is in excess of 500	m from a designated AQMA				
Ground Condition Constrain		5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbour	ing constraints				
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City		
Community Facilities		3		out additional strain on but no				
			existing/proposed sch	ool/healthcare facility/place	of worship/s	ports, leisure, or		
Caramanta an Cuitabilitu		Outcid	recreation facility e of DSB. Adjacent to Gr	ado II Listad Buildings				
Comments on Suitability		Outside	e or Dab. Aujacent to Gr		\ _ 	6		
Availability Criteria:		_	Lineare as the disc	Availability F	kating:	Green		
Land Ownership		5		lling owner/public sector				
Land Condition		3	Low intensity land uses					
Legal Constraints		5						
Planning Permission or		N/A	N/A					
Allocation Comments on Availability		Site cu	rrently in use for other p	ourposes.				
Achievability Criteria:			,	Achievability	Rating	Green		
Viability Viability		5	Development is likely	•	Nating.	GICCII		
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability		,						
Comments on Acmevability								

SHELAA Reference: 21SHELAA62			RAG Rating:	Red	3	0 May 2023			
Site Address:	Ivy Hil	l Hotel,	Writtle Road, Margar	etting, Ingatestone, CM4	0EH				
Parish:		retting	, ,	Total Score:	80				
Developable Site Area	3.08			Reason for					
(ha):				discounted areas:					
Potential Yield:	60			Typology:	3				
Proposed Use:	Reside	ential		Comments on the size					
				of site:					
Suitability Criteria:				Suitability Ra	ating:	Red			
Proximity to Employment A	Areas	5	·	existing/proposed employme					
Impact on Retail Areas 5			·	ot result in the loss of establis					
			•	re, South Woodham Ferrers 1	own Centre	or any designated			
Proximity to the Workplace		0	Neighbourhood Centr	es n walking distance of an emp	lovment allo	cation			
Public Transport	=	0		Om walking distance from all	-	Cation			
PROW and Cycling Connect	ivity	0		to either an existing PROW o		nrk			
Vehicle Access	ivity	5		g vehicle access into/adjacen	-	лк			
Strategic Road Access		N/A	A COURT CAUSES CHARGING	B vermone decess mito, adjuden					
Designated Heritage Assets	:	5	Site does not contain	any designated heritage asse	ets				
Non-Designated Heritage A		5		any non-designated heritage					
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest						
	Minerals & Waste Constraints 5 Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within								
			Minerals or Waste Co						
Defined Open Space		5 Site does not lie within an area defined as Open Space, an existing/proposed Countri Park or 'Other' Green Space							
Green Belt & Green Wedge	·	O The majority of the site (90% or more) lies within the Metropolitan Green Belt or Gr Wedge							
Land Classification		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,			
Protected Natural Features	;	0		y comprises of one or more p	rotected nat	ural features			
Flood Risk Constraints		5	Site is wholly within F	Site is wholly within Flood Zone 1					
Air Quality Management A	reas	5	Site is in excess of 500	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		0	Site has neighbouring	constraints with no potentia	I for mitigation	on			
Proximity to Key Services		0		n walking distance of one or am Ferrers Town Centre	more service	s and the City			
Community Facilities		3	·	out additional strain on but no lool/healthcare facility/place					
Comments on Suitability		Outsid	e of DSB. Several TPOs o	on site.					
Availability Criteria:				Availability F	Rating:	Green			
Land Ownership		5	Held by developer/wi	lling owner/public sector					
Land Condition		2	Established multiple u						
Legal Constraints		5							
Planning Permission or		N/A	. •						
Allocation									
Comments on Availability		Site cu	rrently in use for other p	ourposes.					
Achievability Criteria:				Achievability	Rating:	Green			
Viability		5	Development is likely						
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability									

SHELAA Reference:			RAG Rating:	Ambe	er	3	0 May 2023	
21SHELAA63								
Site Address:	The G	ranary C	Car Park, Victoria Road	d, Chelms	ford, CM2 6LH			
Parish:	Chelm	sford		Total S	core:	101		
Developable Site Area	0.74			Reason	for			
(ha):				discour	nted areas:			
Potential Yield:	47			Typolog	J.	15		
Proposed Use:	Reside	ential			ents on the size			
				of site:				
Suitability Criteria:					Suitability Ra	ting:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	existing/pr	oposed employme	nt allocation		
Impact on Retail Areas		5	Development does no			-		
			Chelmsford City Centr	-	Voodham Ferrers T	own Centre	or any designated	
Dravimity to the Westerland		-	Neighbourhood Centre Site is within 2km wall		oco of an omployme	ant allocation	2	
Proximity to the Workplace	;	5	Site is within 400m wa				1	
Public Transport	ivity.	5	Site is within 100m wa				notwork	
PROW and Cycling Connect Vehicle Access	ivity	5	A route exists enabling				HELWOIK	
Strategic Road Access		N/A	A Toute exists enabling	g vernicie a	ccess into/aujacen	t to the site		
Designated Heritage Assets		3	Site is adjacent to one	or more o	lecianated heritage	accatc		
		5	Site does not contain a					
Non-Designated Heritage Assets 5 Archaeological Assets 5			Site is not thought to	•			est	
Minerals & Waste Constraints 5			Less than 5ha of a site					
Willierals & Waste Constituti	1103	3	Minerals or Waste Cor					
Defined Open Space 3			Site partially lies withi Park or 'Other' Green		defined as Open Sp	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge 3			Site partially lies withi	•	ropolitan Green Be	lt or Green V	Vedge	
Land Classification		5	Site is predominantly	Previously	Developed Land			
Protected Natural Features		0	Site partially or wholly	y comprise	s of one or more p	rotected nat	ural features	
Flood Risk Constraints		1	25%-50% of the site area is within Flood Zone 3					
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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 p existing/proposed sch recreation facility					
Comments on Suitability		Green	Urban Area. In range of Space. TPO/2001/053, T the site.				ngs. Accessible Natural er Valley Riverside (LoWS)	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil	lling owne			1	
Land Condition		3	Low intensity land uses					
Legal Constraints		5	Site does not face any	/ known le	gal issues			
Planning Permission or N/A								
Allocation								
Comments on Availability		Site cu	rrently in use for other p	purposes.				
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely	viable			1	
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			•					

SHELAA Reference:			RAG Rating:	Gree	en	20	0 May 2022		
21SHELAA64						3	0 May 2023		
Site Address:	Land E	ast Of 1	118 To 124 Plantation	Road, E	oreham, Chelmsfo	ord, Essex			
Parish:	Boreh			Total		109			
Developable Site Area	0.76			Reaso	n for				
(ha):				discou	inted areas:				
Potential Yield:	15			Typol	ogy:	5			
Proposed Use:	Reside	ntial		Comn	nents on the size				
				of site	:				
Suitability Criteria:			Suitability Rating: Green						
Proximity to Employment A	reas	5	Site is outside of any e	xisting/p	roposed employme	nt allocation	•		
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres						
Proximity to the Workplace	<u> </u>	5	Site is within 2km wall	king dista	ance of an employme	ent allocation	n		
Public Transport		5	Site is within 400m wa	lking dis	tance of one or mor	e services			
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network		
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site			
Strategic Road Access		N/A							
Designated Heritage Assets		3	Site is adjacent to one						
Non-Designated Heritage A	ssets	5	Site does not contain a						
Archaeological Assets		5	Site is not thought to						
Minerals & Waste Constraints O Site is wholly or partially within an identified Minerals Consultation Area and Consultation Area where safeguarded infrastructure is permanent in nature allocated activity would not have ceased prior to the intended delivery of de					ent in nature or where the				
Defined Open Space	5	Site does not lie within Park or 'Other' Green	Space						
Green Belt & Green Wedge			Site does not lie within						
Land Classification		0	Grade 2 or Grade 3				classification/s: Grade 1,		
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 Ar	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	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 wall Woodham Ferrers Tov	vn Centr	е				
Community Facilities		5	Development would n existing/proposed sch recreation facility						
Comments on Suitability			nt to DSB. In range of bu vation Area. Within 100			of Plantation	Road. Adjacent to		
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling own					
Land Condition		5	Vacant land & building						
Legal Constraints		5	Site does not face any	known l	egal issues				
Planning Permission or		N/A							
Allocation									
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Green		
Viability		5	Development is likely	viable					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability			•						

SHELAA Reference:			RAG Rating:	Amber	3	0 May 2023		
21SHELAA65								
Site Address:	Land E	ast Of E	Braintree Road, Little	Waltham, Chelmsford				
Parish:	Little \	Nalthan	n	Total Score:	105			
Developable Site Area	68.7			Reason for				
(ha):				discounted areas:				
Potential Yield:	1077			Typology:	26			
Proposed Use:	Mixed	Use		Comments on the size		e is potentially suitable		
				of site:	for all em	ployment use		
Suitability Criteria:				Suitability Ra	nting:	Amber		
Proximity to Employment A	reas	5		existing/proposed employme				
Impact on Retail Areas		5	•	t result in the loss of establis	-			
				e, South Woodham Ferrers T	own Centre	or any designated		
Dravimity to the Werkplace		5	Neighbourhood Centr	es king distance of an employm	ont allocation	n		
Proximity to the Workplace	:	5		alking distance of one or mor		II .		
Public Transport PROW and Cycling Connect	ivity	5		alking distance to either a PR		network		
Vehicle Access	ivity	5		g vehicle access into/adjacen	· · · · · · · · · · · · · · · · · · ·	Hetwork		
Strategic Road Access		5		to or is adjacent to the strate		work		
Designated Heritage Assets		3		or more designated heritage	_	WOIK		
Non-Designated Heritage A		3		or more non-designated her				
Archaeological Assets 5			-	contain any assets of archaed		est		
Minerals & Waste Constraints 2			Site is wholly or partially within an identified Minerals Safeguarding Area and requires					
				be undertaken in the form o	_			
Defined Open Space	5		n an area defined as Open Sp	ace, an exist	ing/proposed Country			
			Park or 'Other' Green			., 1		
Green Belt & Green Wedge 5				n the Metropolitan Green Be				
Land Classification 0			Grade 2 or Grade 3	Greenfield and primarily with	in the land o	classification/s: Grade 1,		
Protected Natural Features		5		m of any locally designated p	protected na	tural features and in		
o to to to a a ta . a a ta . a				international/national desig				
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		0		constraints with no potentia				
Proximity to Key Services		0	Site is in excess of 2km walking distance of one or more services and the City					
Community - Familities		2	·	am Ferrers Town Centre	at recult in th	an loss of an an		
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			e of DSB. In range of bus	stops. Adjacent to Grade II I	isted Buildin	g. Adjacent to Protected		
		Lane.						
Availability Criteria:				Availability R	lating:	Green		
Land Ownership		5		ling owner/public sector				
Land Condition		5	Vacant land & buildings					
Legal Constraints		5						
Planning Permission or		N/A						
Allocation								
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Yellow		
Viability		5	Development is likely	viable				
Timescale for Deliverability		4	Over 5 years					
Comments on Achievability	,							

SHELAA Reference: 21SHELAA66			RAG Rating:	Amber	3(0 May 2023		
Site Address:	Field A	t Grid F	Reference 571030 215	5770, Hyde Hall Lane, Grea	at Waltham	. Chelmsford, Essex		
Parish:	Great \			Total Score:	90	, chemistora, Essex		
Developable Site Area	170.27			Reason for		substation (0.007ha),		
(ha):				discounted areas:	Sewage Pumping Station (0.03ha)			
Potential Yield:	2384			Typology:	23			
Proposed Use:	Reside	ntial		Comments on the size of site:				
Suitability Criteria:				Suitability Ra	ting:	Amber		
Proximity to Employment A	Areas	0	Site is wholly/partially	located within an existing/p		loyment allocation		
Impact on Retail Areas 5			· ·	t result in the loss of establis e, South Woodham Ferrers T es	-			
Proximity to the Workplace	9	5	Site is within 2km wal	king distance of an employm	ent allocatior	า		
Public Transport		5		alking distance of one or mor				
PROW and Cycling Connect	tivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle i	network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets 3			Site is adjacent to one	or more designated heritage	e assets			
Non-Designated Heritage Assets 0				ore non-designated heritage				
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constraints 2			further assessment to	lly within an identified Mine be undertaken in the form o	f a Minerals	Resource Assessment		
Defined Open Space 5			Park or 'Other' Green					
Green Belt & Green Wedge 5				n the Metropolitan Green Be				
Land Classification 0			Grade 2 or Grade 3	Greenfield and primarily with				
Protected Natural Features	5	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 A		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation Site is in excess of 2km walking distance of one or more services and the City					
Proximity to Key Services		0	Centre/South Woodha	am Ferrers Town Centre		, 		
Community Facilities		3	1	ut additional strain on but no ool/healthcare facility/place				
Comments on Suitability		-	nt to DSB. In range of bu h and adjacent to site.	ıs stops. Adjacent to Grade II	Listed Buildi	ngs. Protected Lanes run		
Availability Criteria:				Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		2	Established multiple u					
Legal Constraints		5	-					
Planning Permission or Allocation		N/A	<u>, , , , , , , , , , , , , , , , , , , </u>					
Comments on Availability		Site cu	rrently in use for other p	ourposes.				
Achievability Criteria:			, , , , , , , , , , , , , , , , , , , ,	Achievability	Rating:	Green		
Viability		5	Development is likely			ı		
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability			ı					

SHELAA Reference:			RAG Rating:	Amber			
21SHELAA67					3	0 May 2023	
Site Address:	Land S	outh W	est Of 52 Maldon Roa	d, Danbury, Chelmsfo	rd		
Parish:	Danbu			Total Score:	99		
Developable Site Area	0.66			Reason for			
(ha):				discounted areas:			
Potential Yield:	13			Typology:	5		
Proposed Use:	Reside	ential		Comments on the si	ze		
				of site:			
Suitability Criteria:				Suitability	Rating:	Amber	
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employ	ment allocation	1	
Impact on Retail Areas			Development does no	t result in the loss of esta	blished shops a	nd services within	
				e, South Woodham Ferre	rs Town Centre	or any designated	
Duarrianita da da Mantalana		_	Neighbourhood Centre	es king distance of an emplo	umant allocatio	n	
Proximity to the Workplace		5		Ilking distance of one or		· · · · · · · · · · · · · · · · · · ·	
Public Transport PROW and Cycling Connect	ivity	0		o either an existing PRO		ork	
Vehicle Access	ivity	5		vehicle access into/adja		····	
Strategic Road Access		N/A	/ route emission emission.	, remore access mice, auje			
Designated Heritage Assets		0	Site contains one or m	ore designated heritage	assets		
Non-Designated Heritage A		3		or more non-designated			
Archaeological Assets		5	Site is not thought to	contain any assets of arcl	naeological inter	est	
Minerals & Waste Constrain	nts	5	Less than 5ha of a site	is within a Minerals Safe	guarding Area. S	Site is not within a	
			Minerals or Waste Cor				
Defined Open Space 5				an area defined as Ope	n Space, an exist	ting/proposed Country	
Green Belt & Green Wedge 5			Park or 'Other' Green	space 1 the Metropolitan Greer	Relt or Green \	Nedge	
Land Classification 3				Greenfield and primarily			
Land Classification				4, Grade 5, non-agriculti	_		
Protected Natural Features		0	Site partially or wholly	comprises of one or mo	re protected nat	ural features	
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar		3	Site is within 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation Site is within 800m walking distance of all services and/or the City Centre/South				
Proximity to Key Services		5	Site is within 800m wa Woodham Ferrers Tov	•	ces and/or the (City Centre/South	
Community Facilities		5		ot result in the loss of no	r put additional	strain on an	
community ruemeres			•	ool/healthcare facility/pl	•		
			recreation facility				
Comments on Suitability			nt to DSB. In range of bu 202/064 within the site.	s stops. Within Conserva	tion Area. Adjac	ent to Protected Lane.	
Availability Criteria:		11 0/20	502/004 Within the site.	Availabilit	y Potings	Groon	
Land Ownership		5	Held by developer/wil	Availabilit	y Naulig.	Green	
Land Ownership Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	<u> </u>			
Planning Permission or	N/A						
Allocation		''''					
Comments on Availability							
Achievability Criteria:				Achievabi	ity Rating:	Green	
Viability		5	Development is likely		7,	1	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			· ·				

SHELAA Reference:			RAG Rating:	Yellov	w	3	0 May 2023	
21SHELAA68								
Site Address:	Land I	North O	f St Swithins Cottages	s, Howe G	reen, Chelmsford	d, Essex		
Parish:	Sando	n		Total So	core:	83		
Developable Site Area	45.619	9		Reason	for	Electricity	line (0.147ha), Gas	
(ha):				discoun	ited areas:	pipeline a	nd buffer (0.824ha)	
Potential Yield:	0			Typolog	gy:	32+33+34		
Proposed Use:	Emplo	yment		Comme of site:	ents on the size	Size of site is potentially suita for all employment use		
Suitability Criteria:					Suitability Ra		Yellow	
Proximity to Employment A	Areas	N/A					1 0.1011	
Impact on Retail Areas	ii cus	N/A						
Proximity to the Workplace	2	N/A						
Public Transport		5	Site is within 400m wa	alking dista	ince of one or more	e services		
PROW and Cycling Connect	tivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enablin					
Strategic Road Access		5	Site has direct access				work	
Designated Heritage Assets	3	3	Site is adjacent to one			_		
Non-Designated Heritage A		5	Site does not contain					
Archaeological Assets	133013	5		-			est	
Minerals & Waste Constraints 0			Site is not thought to contain any assets of archaeological interest 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 withi Park or 'Other' Green		lefined as Open Sp	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge 5			Site does not lie withi	in the Metr	opolitan Green Bel	t or Green V	Vedge	
Land Classification 0			Site is predominantly Grade 2 or Grade 3	Greenfield	and primarily with	in the land o	classification/s: Grade 1,	
Protected Natural Features	5	0	Site partially or wholly	y comprise:	s of one or more p	rotected nat	ural features	
Flood Risk Constraints		2	Up to 25% of the site	area is with	nin Flood Zone 3			
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	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		Adjace	e of DSB. In range of bus nt to Grade II Listed Bui ninated Lane immediate	ldings. San	don Pit (LoWS) wit	hin part of th		
Availability Criteria:					Availability R		Green	
Land Ownership		5	Held by developer/wi					
Land Condition		5	Vacant land & building		.,			
Legal Constraints		5	Site does not face any		gal issues			
Planning Permission or Allocation		N/A	1 2 22 22 700 1000 0119	,	,			
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Green	
Viability		5	Development is likely					
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability			1 /					
Comments on Achievability		1						

SHELAA Reference:			RAG Rating:	Red	Ι,	0.14 - 2022		
21SHELAA70					3	0 May 2023		
Site Address:	Land E	ast Of E	Banters Lane, Banters	Lane, Great Leighs, Cheln	nsford			
Parish:	Great	Leighs		Total Score:	96			
Developable Site Area	21.04			Reason for				
(ha):				discounted areas:				
Potential Yield:	361			Typology:	1			
Proposed Use:	Reside	ential		Comments on the size of site:				
Suitability Criteria:				Suitability Ra	ating:	Red		
Proximity to Employment A	Proximity to Employment Areas 5			existing/proposed employme	nt allocation			
Impact on Retail Areas 5				ot result in the loss of establis re, South Woodham Ferrers T es	-			
Proximity to the Workplace	9	5	Site is within 2km wal	king distance of an employm	ent allocatio	n		
Public Transport		0	Site is in excess of 400	m walking distance from all	services			
PROW and Cycling Connect	tivity	5	Site is within 100m wa	alking distance to either a PR	OW or cycle	network		
Vehicle Access		5	A route exists enablin	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	5	5		any designated heritage asse				
Non-Designated Heritage Assets 5				any non-designated heritage				
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest Site is wholly or partially within an identified Minerals Safeguarding Area and requires						
Minerals & Waste Constrai	nts	2	further assessment to	be undertaken in the form o	of a Minerals	Resource Assessment		
Defined Open Space 5			Park or 'Other' Green					
Green Belt & Green Wedge				n the Metropolitan Green Be				
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily with		· · · · · · · · · · · · · · · · · · ·		
Protected Natural Features	5	0		comprises of one or more p	rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management A		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	3	Ground treatment is expected to be required on part of the site Site has neighbouring constraints with potential for mitigation					
Neighbouring Constraints		3				Lul Giu		
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 p	out additional strain on but no ool/healthcare facility/place				
Comments on Suitability				ess from Banters Lane and tr 338 lies inside site boundary.				
Availability Criteria:				Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wi	lling 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								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely	•				
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability								

SHELAA Reference: 21SHELAA71			RAG Rating:	Amber	3	0 May 2023	
Site Address:	Ctroot	Pocord	Can Bridge Way, Che	Imeford Eccay			
Parish:	Chelm		Call bridge way, Cile	Total Score:	87		
Developable Site Area	3.29	isioiu		Reason for		umping Station (0.1ha)	
(ha):	3.23			discounted areas:	Jewage r	umping Station (0.111a)	
Potential Yield:	295			Typology:	11		
Proposed Use:	Reside	ential		Comments on the size			
				of site:			
Suitability Criteria:	<u>'</u>			Suitability Ra	ting:	Amber	
Proximity to Employment A	Areas	5	Site is outside of any existing/proposed employment allocation				
Impact on Retail Areas			•	esult in the loss of establishe e, South Woodham Ferrers T es	•		
Proximity to the Workplace	9	5	Site is within 2km wall	king distance of an employm	ent allocatio	n	
Public Transport		5		alking distance of one or mor			
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network	
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		3	_	or more designated heritage			
Non-Designated Heritage A	ssets	5		any non-designated heritage			
		5	Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a				
Minerals & Waste Constrai	nts	5	Less than 5ha of a site Minerals or Waste Cor		rding Area. S	ite is not within a	
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country	
Green Belt & Green Wedge)	3	Site partially lies withi	n the Metropolitan Green Be	lt or Green V	Vedge	
Land Classification		5	Site is predominantly	Previously Developed Land			
Protected Natural Features	:	0	Site partially or wholly	comprises of one or more p	rotected nat	ural features	
Flood Risk Constraints C		0	Over 50% of the site area is within Flood Zone 3				
Air Quality Management A	reas	3	Site is within 500m from a designated AQMA				
Ground Condition Constrai	nts	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		and Ca Opposi and TP	Urban Area. In range of n Bridge Way. Adjacent te Greade II Listed Build	bus stops. Vehicular access to Scheduled monument. Ad ings. Part of site lies within to 1003/053 within centre of site	jacent to two	o Conservation Areas. /alley Riverside (LoWS)	
Availability Criteria:				Availability R	Rating:	Green	
Land Ownership		5		ling owner/public sector	<u> </u>		
Land Condition		2	Established multiple u				
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		Site is	already allocated wit	hin the Local Plan forming	g part of CW	V1b	
Comments on Availability		Site cu	rrently in use for other p	ourposes.			
Achievability Criteria:				Achievability	Rating:	Amber	
Viability		0	Development is likely			1	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability			<u> </u>				

SHELAA Reference:			RAG Rating:	Amk	er			
21SHELAA72			3			3	0 May 2023	
Site Address:	Agricu	Itural B	arn, School Lane, Gre	at Leigh	s. Chelmsford. Ess	ex		
Parish:		Leighs			Score:	89		
Developable Site Area	41			Reasc	n for	Electricity	substation (0.01ha),	
(ha):					unted areas:	Sewage Pumping Station (0.05ha)		
Potential Yield:	502			Typol	ogy:	27		
Proposed Use:	Reside	ential		Comn	nents on the size			
				of site				
Suitability Criteria:					Suitability Ra	iting:	Amber	
Proximity to Employment A	Areas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas		5	Development does no			•		
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated					
Durantes to the the 144 and only a	_	_	Neighbourhood Centr					
Proximity to the Workplace	2	5	Site is within 2km wal				n	
Public Transport		5	Site is within 400m wa				t d	
PROW and Cycling Connect	ivity	5	Site is within 100m wa				network	
Vehicle Access		5	A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access		N/A						
Designated Heritage Assets		0	Site contains one or m					
Non-Designated Heritage Assets		3	Site is adjacent to one					
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constraints		2	, ,	•		_	ding Area and requires Resource Assessment	
Defined Open Space		3	Site partially lies withit Park or 'Other' Green		a defined as Open Sp	ace, an exist	ting/proposed Country	
Green Belt & Green Wedge	<u> </u>	5	Site does not lie withi	n the Me	tropolitan Green Be	lt or Green V	Vedge	
		0	Grade 2 or Grade 3				classification/s: Grade 1,	
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 Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain		5	Ground treatment is not expected to be required					
Neighbouring Constraints		0	Site has neighbouring	constrai	nts with no potentia	l for mitigation	on	
Proximity to Key Services		0	Site is in excess of 2kr Centre/South Woodh	n walking	g distance of one or i			
Community Facilities		3	Development would p	out additi	onal strain on but no	ot result in th	ne loss of on an	
			recreation facility	xisting/proposed school/healthcare facility/place of worship/sports, leisure, or				
Comments on Suitability			•	•		•	ne and School Lane. Grade	
						n Space (Limi	ited Access). Within 100m	
		of Phyl	lis Currie (Essex Wildlife	rust Na	,			
Availability Criteria:					Availability R	lating:	Yellow	
Land Ownership		5	Held by developer/wi		er/public sector			
Land Condition		2	Established multiple u					
Legal Constraints		3	Site may possibly face	legal iss	ues			
Planning Permission or Allocation		N/A						
Comments on Availability		Some	unknowns over access a	nd owne	rship. Site currently	in use for oth	ner purposes.	
Achievability Criteria:					Achievability	Rating	Green	
•		-	Development is likely	viable	Acinevability	naung.	GIECH	
Viability		5	Up to 5 years	vianic				
Timescale for Deliverability		5	op to 5 years					
Comments on Achievability								

Parish: Developable Site Area (ha): Potential Yield:	Chelmsfor Galleywoo 29.87 366 Residentia eas 5 5 5 5	rd od	Site is outside of any e Development does no	Total: Reaso discou Typolo Comm of site	Score: on for unted areas: ogy: nents on the size e: Suitability Ra	thive Lane, 0	Galleywood,	
Parish: Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace	Chelmsfor Galleywoo 29.87 366 Residentia eas 5 5 5 5	rd od	Site is outside of any e	Total: Reaso discou Typolo Comm of site	Score: on for unted areas: ogy: nents on the size e: Suitability Ra	104 27 ating:		
Parish: Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace	Galleywood 29.87 366 Residentia eas 5 5 5 5	od	Development does no	Reaso discou Typole Comm of site	on for unted areas: ogy: nents on the size of the size	27	Red	
Developable Site Area (ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace	29.87 366 Residentia eas 5 5 5 5		Development does no	Reaso discou Typole Comm of site	on for unted areas: ogy: nents on the size of the size	27	Red	
(ha): Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace	366 Residentia eas 5 5 5 5	al	Development does no	discou Typole Comm of site	unted areas: ogy: nents on the size e: Suitability Ra	nting:	Red	
Potential Yield: Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace	eas 5 5 5 5	al	Development does no	Typolo Comm of site	ogy: nents on the size e: Suitability Ra	nting:	Red	
Proposed Use: Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace	eas 5 5 5 5	al	Development does no	Comm of site	nents on the size e: Suitability Ra	nting:	Red	
Suitability Criteria: Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace	eas 5 5 5 5 5	al	Development does no	of site	Suitability Ra		Red	
Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace	5 5 5		Development does no	existing/p	Suitability Ra		Red	
Proximity to Employment Are Impact on Retail Areas Proximity to the Workplace	5 5 5		Development does no		•			
Impact on Retail Areas Proximity to the Workplace	5 5 5		Development does no		n oposeu empioyine	nt allocation	1	
· · · · · · · · · · · · · · · · · · ·	5		Neighbourhood Centr	e, South	n the loss of establis	hed shops ar		
· · · · · · · · · · · · · · · · · · ·			Site is within 2km wal		ance of an employme	ent allocation	า	
	rity 5		Site is within 400m wa					
PROW and Cycling Connectiv	,		Site is within 100m wa	alking dis	tance to either a PR	OW or cycle i	network	
Vehicle Access	5		A route exists enabling	g vehicle	access into/adjacen	t to the site		
Strategic Road Access	N/	/Α						
Designated Heritage Assets	3		Site is adjacent to one	or more	designated heritage	e assets		
Non-Designated Heritage Ass	sets 5		Site does not contain any non-designated heritage assets					
Archaeological Assets	5		Site is not thought to	contain a	iny assets of archaed	ological intere	est	
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Co			rding Area. S	ite is not within a	
Defined Open Space	5		Site does not lie within Park or 'Other' Green		defined as Open Sp	ace, an existi	ing/proposed Country	
Green Belt & Green Wedge 0			The majority of the sit Wedge	te (90% o	r more) lies within t	he Metropoli	tan Green Belt or Green	
Land Classification 3			Site is predominantly classification/s: Grade					
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 Fl	lood Zon	e 1			
Air Quality Management Area	as 5		Site is in excess of 500					
Ground Condition Constraint	s 5		Ground treatment is n	not expec	ted to be required			
Neighbouring Constraints	3		Site has neighbouring		<u> </u>			
Proximity to Key Services	3		Site is within 2km wall Woodham Ferrers Tov	wn Centr	e			
Community Facilities	3		Development would p existing/proposed sch recreation facility					
Comments on Suitability			nt to DSB. In range of bu Building.	us stops.	Vehicular access fro	m Beehive La	ine. Adjacent to Grade II	
Availability Criteria:					Availability R	Rating:	Yellow	
Land Ownership	3		Promoter has an option	on to pur				
Land Condition	2		Established multiple u	ises				
Legal Constraints	5		Site does not face any	known l	egal issues			
Planning Permission or	N/	/A						
Allocation Comments on Availability	Sit	e cur	rently in use for other p	ourposes				
Achievability Criteria:	1 3.0		,	,	Achievability	Rating	Yellow	
•	5		Development is likely	viahle	Achievability	Mating.	I CIIOVV	
Viability Timescale for Deliverability	4		Over 5 years	viable				
Comments on Achievability	4		Over 5 years					

SHELAA Reference: 21SHELAA75			RAG Rating:	Red	3(0 May 2023			
Site Address:	Land 9	outh Fa	st Of 67 Priory Road	Bicknacre, Chelmsford, E	SSEX				
Parish:	Bickna		130 01 07 1 1101 4 11044,	Total Score:	104				
Developable Site Area	7.48			Reason for	101				
(ha):	7.10			discounted areas:					
Potential Yield:	128			Typology:	2				
Proposed Use:	Reside	ntial		Comments on the size					
'				of site:					
Suitability Criteria:				Suitability Ra	ating:	Red			
Proximity to Employment A	reas	5	Site is outside of any e	existing/proposed employme					
Impact on Retail Areas		5	Development does no	Development does not result in the loss of established shops and services within					
·			Chelmsford City Centr	or any designated					
			Neighbourhood Centres						
Proximity to the Workplace	!	0		n walking distance of an emp		cation			
Public Transport		5		alking distance of one or mor					
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network			
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	it to the site				
Strategic Road Access		N/A							
ŭ ŭ		5		any designated heritage asse					
		5	Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest						
Archaeological Assets		5	_						
Minerals & Waste Constrain	nts	5	Minerals or Waste Co	e is within a Minerals Safegua nsultation Area	irding Area. S	site is not within a			
Defined Open Space		5	Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country			
Green Belt & Green Wedge		5	Site does not lie within	n the Metropolitan Green Be	lt or Green W	Vedge			
Land Classification 0			Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,			
Protected Natural Features		0	Site partially or wholly	comprises of one or more p	rotected nat	ural features			
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbour	ing 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		out additional strain on but n	ot result in th	ne loss of on an			
,			existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility						
Comments on Suitability		_	nt to DSB. In range of bu	us stops. Vehicular access fro	m Priory Roa	d and track off Leighams			
Availability Criteria:				Availability F	Rating:	Green			
Land Ownership		3	Promoter has an ontic	on to purchase site or collabo					
Land Condition		5	Vacant land & building	•		U - - -			
Legal Constraints		5	Site does not face any	9					
Planning Permission or		N/A	<u>, </u>	<u> </u>					
Allocation		,							
Comments on Availability									
Achievability Criteria:				Achievability	Rating:	Green			
Viability		5	Development is likely	viable					
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability	'								

SHELAA Reference:			RAG Rating:	Yellow	3(0 May 2023		
21SHELAA76								
Site Address:	Land I	North Ar	nd West Of Kingsgate	, Bicknacre Road, Danbury	, Chelmsfo	rd		
Parish:	Danbı	ıry		Total Score:	105			
Developable Site Area	5.89			Reason for				
(ha):				discounted areas:				
Potential Yield:	101			Typology:	2			
Proposed Use:	Reside	ential		Comments on the size				
				of site:		ı		
Suitability Criteria:			Suitability Rating: Green					
Proximity to Employment A	Areas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas		5	Development does not result in the loss of established shops and services with					
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres					
Proximity to the Workplace	2	0		n walking distance of an emp	lovment allo	cation		
Public Transport		5		alking distance of one or mor				
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network		
Vehicle Access	-	5		g vehicle access into/adjacen				
Strategic Road Access		N/A						
Designated Heritage Assets	5	5	Site does not contain	any designated heritage asse	ts			
Non-Designated Heritage Assets 5		5	Site does not contain	any non-designated heritage	assets			
Archaeological Assets 5		5	Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constrai	nts	5		is within a Minerals Safegua	rding Area. S	ite is not within a		
Defined Ones Cores		_	Minerals or Waste Co	nsultation Area n an area defined as Open Sp	aco an oviet	ing/proposed Country		
Defined Open Space		5	Park or 'Other' Green		iace, all exist	ing/proposed Country		
Green Belt & Green Wedge)	5		n the Metropolitan Green Be	lt or Green W	/edge		
Land Classification		0	Site is predominantly	Greenfield and primarily with	nin the land c	lassification/s: Grade 1,		
			Grade 2 or Grade 3					
Protected Natural Features	5	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 A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	3	Ground treatment is expected to be required on part of the site					
Neighbouring Constraints		5	Site has no neighbour	ing constraints				
Proximity to Key Services		5		alking distance of all services	and/or the C	ity Centre/South		
0 11 5 1111		_	Woodham Ferrers Tov		-	- l f :		
Community Facilities		3		out additional strain on but no ool/healthcare facility/place				
			recreation facility	55.,carareare racinty, place	5. Worship/3	po. 10, 101341 C, 01		
Comments on Suitability		Adjace	nt to DSB. In range of bu	us stops. Within 100m of TPC	s. SOPC0007	77, chl156.		
Availability Criteria:				Availability F	Rating:	Yellow		
Land Ownership		3	Promoter has an optic	on to purchase site or collabo		sting owner		
Land Condition		3	Low intensity land use	25		·		
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or		N/A						
Allocation								
Comments on Availability		Site cu	rrently in use for other p	ourposes.				
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely			1		
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability	,							

SHELAA Reference:			RAG Rating:	Amber	3	0 May 2023			
21SHELAA77					<u></u> _				
Site Address:			g And Social Club, Ch	annels Drive, Broomfield,	Chelmsford	d, CM3 3FB			
Parish:	Broom	nfield		Total Score:	98				
Developable Site Area	2.778			Reason for	Electricity	substation (0.002ha)			
(ha):				discounted areas:					
Potential Yield:	54		Typology: 3						
Proposed Use:	Reside	ential		Comments on the size					
				of site:	<u> </u>	<u> </u>			
Suitability Criteria:			T	Suitability Ra		Amber			
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation						
mpact on Retail Areas 5		5	· ·	t result in the loss of establis e, South Woodham Ferrers T es	-				
Proximity to the Workplace		5	Site is within 2km wal	king distance of an employm	ent allocatio	n			
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services				
PROW and Cycling Connecti	ivity	0	Site is not connected t	o either an existing PROW o	r cycle netwo	ork			
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site				
Strategic Road Access		N/A							
Designated Heritage Assets		5	Site does not contain	any designated heritage asse	ets				
Non-Designated Heritage Assets 5		5	Site does not contain any non-designated heritage assets						
Archaeological Assets		5	Site is not thought to	Site is not thought to contain any assets of archaeological interest					
		5	Minerals or Waste Co						
Defined Open Space		3	Park or 'Other' Green	•					
Green Belt & Green Wedge		5		n the Metropolitan Green Be					
Land Classification		0	Grade 2 or Grade 3	Greenfield and primarily with					
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 Are	eas	5	Site is in excess of 500	m from a designated AQMA					
Ground Condition Constrain	nts	3	Ground treatment is expected to be required on part of the site						
Neighbouring Constraints		5	Site has no neighbour						
Proximity to Key Services		3		king distance of all services a	nd/or the Ci	ty Centre/South			
0 " 5 "		•	Woodham Ferrers Tov		-/	alaal/baalbaaa			
Community Facilities		0		esult in the loss of an existing ip/sports, leisure, or recreat		scriooi/neaithcare			
Comments on Suitability			Urban Area. In range of 014/004. SOPC000009, S	bus stops. Outdoor Sport (P SOPC000010, prchl12, SOPC0	rivate). With				
Availability Criteria:		<u> </u>	-	Availability F	Rating:	Yellow			
and Ownership		3	Promoter has an ontic	on to purchase site or collabo					
and Condition		3	Low intensity land use						
egal Constraints		5	Site does not face any						
Planning Permission or		N/A	and add not race any						
Allocation		, , ,							
		Site cu	rrently in use for other p	ourposes.					
Comments on Availability					. Datina.				
				Achievaniiity	/ Kating.	Green			
Achievability Criteria:		5	Development is likely	Achievability	/ Kating:	Green			
Achievability Criteria: Viability Timescale for Deliverability		5	Development is likely Up to 5 years		/ Kating:	Green			

SHELAA Reference:			RAG Rating:	Green	3(0 May 2023			
21SHELAA78						5 may 2020			
Site Address:	Land N	North O	f Orchard Way, Chelm	nsford	-				
Parish:	Chelm	sford		Total Score:	113				
Developable Site Area	1.19			Reason for					
(ha):				discounted areas:					
Potential Yield:	27			Typology:	4				
Proposed Use:	Reside	ential		Comments on the size					
			of site:						
Suitability Criteria:			Suitability Rating: Green						
Proximity to Employment A	Proximity to Employment Areas 5			Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas	Impact on Retail Areas 5		·	ot result in the loss of establiste, South Woodham Ferrers Tes	-				
Proximity to the Workplace)	5	Site is within 2km wal	king distance of an employm	ent allocation	n			
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services				
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network			
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacer	t to the site				
Strategic Road Access		N/A							
Designated Heritage Assets		5	Site does not contain	any designated heritage asse	ets				
Non-Designated Heritage Assets 5				any non-designated heritage					
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constraints 5			Minerals or Waste Co						
Defined Open Space		5	Park or 'Other' Green						
Green Belt & Green Wedge		5		n the Metropolitan Green Be					
Land Classification 0			Grade 2 or Grade 3	Greenfield and primarily witl					
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 Ar	eas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required						
Neighbouring Constraints		5	Site has no neighbour						
Proximity to Key Services		3	Woodham Ferrers To						
Community Facilities		3	existing/proposed sch recreation facility	out additional strain on but n ool/healthcare facility/place	of worship/s	sports, leisure, or			
Comments on Suitability		Outsid	e of DSB. In range of bus	stops. TPO/1992/027 close	to boundary.	<u> </u>			
Availability Criteria:				Availability F	Rating:	Green			
Land Ownership		5	Held by developer/wi	ling 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 cu	rrently in use for other p	ourposes.					
Achievability Criteria:				Achievability	Rating:	Green			
Viability		5	Development is likely			1			
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability		-	<u>, , , , , , , , , , , , , , , , , , , </u>						

	HELAA Reference:			Ambe	r		
21SHELAA79			RAG Rating:			3	0 May 2023
Site Address:	Land S	outh Of	Channels Drive Roun	ndabout. C	Channels Drive. E	Broomfield.	Chelmsford
Parish:	Broom			Total Sc		79	
Developable Site Area	39.414	1		Reason	for	0	
(ha):				discoun	ted areas:		
Potential Yield:	0			Typolog	y:	0	
Proposed Use:	Emplo	yment		Comme	nts on the size	Size of sit	e is potentially suitable
				of site:		for all em	ployment use
Suitability Criteria:					Suitability Ra	ting:	Amber
Proximity to Employment A	reas	N/A		·		-	
mpact on Retail Areas N/A		N/A					
Proximity to the Workplace		N/A					
Public Transport		5	Site is within 400m wa	alking dista	nce of one or more	e services	
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking dista	nce to either a PRO	OW or cycle	network
Vehicle Access		3			, ,	event the in	nplementation of a route
		_	to enable vehicle acce			ete ere derek	
Strategic Road Access		5	Site has direct access t				work
Designated Heritage Assets		3	Site is adjacent to one				
Non-Designated Heritage Assets 5			Site does not contain a				oct
Archaeological Assets 5 Minerals & Waste Constraints 2			Site is not thought to contain any assets of archaeological interest Site is wholly or partially within an identified Minerals Safeguarding Area and requires				
Willierals & Waste Constrair	11.5	2	, ,	•		_	Resource Assessment
Defined Open Space 3				in an area d			ting/proposed Country
Green Belt & Green Wedge		0			more) lies within tl	ne Metropol	itan Green Belt or Green
Land Classification 0				Greenfield	and primarily with	in the land o	classification/s: Grade 1,
Protected Natural Features		0	Site partially or wholly	y comprises	of one or more p	rotected nat	ural features
Flood Risk Constraints		5	Site is wholly within Flood Zone 1				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrair	nts	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 n existing/proposed sch recreation facility		•		
Comments on Suitability		Buildin	e of DSB. In range of bus g. Natural Green Space s Chelmer Mosaic (LoWS	(Limited Ac	cess). TPO/2006/0	17 on north	Adjacent to Grade II Listed ern part of site and site
Availability Criteria:					Availability R	ating:	Green
Land Ownership		5	Held by developer/wil				
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any		al issues		
Planning Permission or Allocation		N/A	· ·				
Comments on Availability							
Achievability Criteria:					Achievability	Rating:	Green
Viability		5	Development is likely				3.00
Timescale for Deliverability		5	Up to 5 years	-			
Deliverability			1 - 1 7				

SHELAA Reference:			RAG Rating:	Red	3	0 May 2023		
21SHELAA80								
Site Address:	Land E	Betweer	Back Lane And Essex	Regiment Way, Little Wa	Itham, Che	lmsford, Essex		
Parish:	Little \	Walthar	n	Total Score:	83			
Developable Site Area	3.18			Reason for				
(ha):				discounted areas:				
Potential Yield:	0			Typology:	N/A			
Proposed Use:	Comm	nunity Fa	acility	Comments on the size				
				of site:		1		
Suitability Criteria:		1	T	Suitability Ra		Red		
Proximity to Employment A	Areas	5	·	existing/proposed employme				
Impact on Retail Areas 5		5		ot result in the loss of establis re, South Woodham Ferrers T es	•			
Proximity to the Workplace	•	N/A	_					
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity	5		alking distance to either a PR	· · · · · · · · · · · · · · · · · · ·			
Vehicle Access 3				onstraints that would likely p ess into/adjacent to the site	revent the in	nplementation of a route		
Strategic Road Access		N/A						
Designated Heritage Assets 5				any designated heritage asse				
8		5	Site does not contain any non-designated heritage assets					
		5		contain any assets of archaed				
Minerals & Waste Constrai	nts	5	Minerals or Waste Co					
Defined Open Space		0		te (90% or more) lies within a untry Park or 'Other' Green S		ed as Open Space, an		
Green Belt & Green Wedge	:	0	Wedge	te (90% or more) lies within t				
Land Classification 0			Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
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 A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is r	not expected to be required				
Neighbouring Constraints		N/A		<u> </u>	-			
Proximity to Key Services		N/A						
Community Facilities		0	facility/place of worsh	esult in the loss of an existing hip/sports, leisure, or recreat	on facility			
Comments on Suitability			e of DSB. In range of P& Outdoor Sports (Private)	R and bus stops. Vehicular ac).	cess would h	nave to be created from		
Availability Criteria:				Availability F	lating:	Green		
Land Ownership		5	Held by developer/wi	lling 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		Potent		rounding existing golf uses. S	ite currently	in use for other		
Achievability Criteria:				Achievability	Rating:	Yellow		
Viability		3	Development is margi	•				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			dence of viability provid	ed				

SHELAA Reference:			RAG Rating:	Yellow	3	0 May 2023		
21SHELAA81	I							
Site Address:				e, Main Road, Little Walth	<u> </u>	istord, Essex		
Parish:		Walthar	n	Total Score:	102			
Developable Site Area	6.96			Reason for				
(ha): Potential Yield:	119			discounted areas:	2			
Proposed Use:	Reside	ntial		Typology: Comments on the size				
rioposeu ose.	ivesine	tillai		of site:				
Suitability Criteria:				Suitability Ra	ating:	Yellow		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employme				
Impact on Retail Areas 5		5	Chelmsford City Centr Neighbourhood Centre	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated				
Proximity to the Workplace)	0	Site is in excess of 2km	n walking distance of an emp	loyment allo	cation		
Public Transport		5		lking distance of one or mor				
PROW and Cycling Connect	ivity	5		lking distance to either a PR				
Vehicle Access 3		3		onstraints that would likely p ss into/adjacent to the site	revent the ir	nplementation of a route		
•		N/A						
		3	Site is adjacent to one or more designated heritage assets					
Non-Designated Heritage A	ssets	5		any non-designated heritage				
Archaeological Assets		5		contain any assets of archaec				
Minerals & Waste Constrain	nts	5	Minerals or Waste Co	is within a Minerals Safegua	irding Area. S	site is not within a		
Defined Open Space		5		n an area defined as Open Sp	ace, an exist	ting/proposed Country		
Green Belt & Green Wedge		5		n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification 0		0	Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land	classification/s: Grade 1,		
Protected Natural Features		0		comprises of one or more p	rotected nat	cural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5		ot expected to be required				
Neighbouring Constraints		5	Site has no neighbouri					
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			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			nt to DSB. In range of busected trees across the si	s stops. Adjecent to land arc te.	ound Grade I	I Listed Building. Number		
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability			<u> </u>					

SHELAA Reference: 21SHELAA82			RAG Rating:	Amber	30	0 May 2023		
Site Address:	Land E	ast Of 1	he Anchor, Runsell G	reen, Danbury, Chelmsfo	d, Essex			
Parish:	Danbu	ıry		Total Score:	102			
Developable Site Area	3.84			Reason for				
(ha):				discounted areas:				
Potential Yield:	75			Typology:	3			
Proposed Use:	Reside	ential		Comments on the size				
				of site:				
Suitability Criteria:			Suitability Rating: Amber					
Proximity to Employment A	Proximity to Employment Areas 5		Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas 5		5	•	t result in the loss of establis e, South Woodham Ferrers 1 es	•			
Proximity to the Workplace	!	5	Site is within 2km wall	king distance of an employm	ent allocation	n		
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connect	ivity	5		alking distance to either a PR		network		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets		3	_	or more designated heritage				
Non-Designated Heritage Assets 5				any non-designated heritage				
Archaeological Assets 5			_	contain any assets of archaed				
Minerals & Waste Constraints 0			Consultation Area who	lly within an identified Mine ere safeguarded infrastructu ld not have ceased prior to t	re is permane	ent in nature or where the		
Defined Open Space		5	·	n an area defined as Open Sp				
Green Belt & Green Wedge		5	Site does not lie within	n the Metropolitan Green Be	lt or Green W	Vedge		
Land Classification 3		3		Greenfield and primarily with 4, Grade 5, non-agricultural	_			
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 Ar		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5		ot expected to be required				
Neighbouring Constraints		0		constraints with no potentia				
Proximity to Key Services		3	Site is within 2km wall Woodham Ferrers Tov	king distance of all services a	nd/or the Cit	y Centre/South		
Community Facilities		3	Development would p existing/proposed sch recreation facility	ut additional strain on but no ool/healthcare facility/place	of worship/s	ports, leisure, or		
Comments on Suitability				is stops. Informal access off I		. Adjacent to Grade II		
		Listed	Building. Protected trees	s along eastern boundary wit		T		
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		5		ling owner/public sector				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability					-			
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely	•		1		
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability	,		<u> </u>					

SHELAA Reference:			RAG Rating:	Amber	3	0 May 2023		
21SHELAA83					J 3	0 Way 2023		
Site Address:	Silver /	Ash, Cra	nham Road, Little W	altham, Chelmsford, Essex	, CM3 3NB			
Parish:	Little V	Valthar	n	Total Score:	76			
Developable Site Area	0.41			Reason for				
(ha):				discounted areas:				
Potential Yield:	0			Typology:	33+34			
Proposed Use:	Emplo	yment		Comments on the size		ize of site is not		
				of site:	suitable for large scale industrial use			
Suitability Criteria:				Suitability Ra	nting:	Amber		
Proximity to Employment A	Areas	N/A		, , , , , , , , , , , , , , , , , , ,				
Impact on Retail Areas		N/A						
Proximity to the Workplace	9	N/A						
Public Transport		0	Site is in excess of 400	m walking distance from all s	services			
PROW and Cycling Connect	ivity	0	Site is not connected	to either an existing PROW o	r cycle netwo	ork		
Vehicle Access		5		g vehicle access into/adjacen				
Strategic Road Access		0		ess to nor is adjacent to the steed trunk road or a B-road	trategic road	network, primary road		
Designated Heritage Assets	5	5	Site does not contain	any designated heritage asse	ts			
Non-Designated Heritage Assets 5			Site does not contain	any non-designated heritage	assets			
Archaeological Assets 5			Site is not thought to	contain any assets of archaed	ological inter	est		
Minerals & Waste Constraints 0				ally within an identified Miner ere safeguarded infrastructur		· ·		
				ld not have ceased prior to th				
Defined Open Space		5	Site does not lie withi Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge	;	5		n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification 0			Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,		
Protected Natural Features	5	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			, , , , , , , , , , , , , , , , , , ,		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		N/A						
Proximity to Key Services		N/A						
Community Facilities		5		not result in the loss of nor pu nool/healthcare facility/place				
Comments on Suitability		Outsid	e of DSB. Within 100m o	of TPO/2003/007.				
Availability Criteria:				Availability R	Rating:	Green		
Land Ownership		5	Held by developer/wi	lling owner/public sector				
Land Condition		3	Low intensity land use	es				
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability		Site cu	rrently in use for other p	ourposes.				
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability	,	5	Up to 5 years					
Comments on Achievability			<u> </u>					

SHELAA Reference:			RAG Rating:	Red					
21SHELAA84] 3	0 May 2023		
Site Address:	Land N	orth S	<u>I</u> outh And East Of She	encotes	Wood Essey Regi	iment Way	Little Waltham		
Site Address.	Chelms			epcotes	Wood, Lasex Regi	iiiieiit vvay,	Little Waltham,		
Parish:	Little V			Total 9	Score:	91			
Developable Site Area	57.88			Reaso	n for				
(ha):				discou	nted areas:				
Potential Yield:	908			Typolo	ogy:	26			
Proposed Use:	Reside	ntial		Comm	ents on the size				
				of site	:				
Suitability Criteria:					Suitability Ra	ating:	Red		
Proximity to Employment A	reas	5	Site is outside of any	existing/p	roposed employme	nt allocation			
Impact on Retail Areas		5	Development does no			•			
			Chelmsford City Cent		Woodham Ferrers T	own Centre	or any designated		
Proximity to the Workplace		5	Neighbourhood Centi Site is within 2km wa		nce of an employm	ent allocation	n		
Public Transport		5	Site is within 400m w				II .		
PROW and Cycling Connect	ivity	5	Site is within 100m w				network		
Vehicle Access	ivity	5	A route exists enablin						
Strategic Road Access		N/A		8	,,				
Designated Heritage Assets		3	Site is adjacent to one	e or more	designated heritage	e assets			
Non-Designated Heritage A		5	Site does not contain						
Archaeological Assets 3			Site is thought to be adjacent to one or more assets of archaeological interest						
Minerals & Waste Constrain	0	Site is wholly or partia	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste						
			_		•	ent in nature or where the			
					·		delivery of development		
Defined Open Space 3			Park or 'Other' Green		defined as Open Sp	bace, an exist	ting/proposed Country		
Green Belt & Green Wedge 5			Site does not lie withi	-	ropolitan Green Be	lt or Green V	Vedge		
Land Classification							classification/s: Grade 1,		
			Grade 2 or Grade 3						
Protected Natural Features		0	Site partially or wholl			rotected nat	ural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1						
Air Quality Management Ar		5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain	nts	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			ot result in th	ne loss of on an		
,		-	existing/proposed sch						
			recreation facility						
Comments on Suitability			Itside of DSB. In range of bus stops. Vehicular access via track off Essex Regiment Way. Ijacent to Grade II Listed Buildings. Natural Green Space (Limited Access). Stonage Wood						
		-	lies within the site and	_			33). Stoliage WOOU		
Availability Criteria:		,			Availability F		Green		
Land Ownership		5	Held by developer/wi	illing own		wille.	Jiccii		
Land Condition		5	Vacant land & buildin		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Legal Constraints		5	Site does not face any		egal issues				
Planning Permission or		N/A							
Allocation		,							
Comments on Availability									
Achievability Criteria:					Achievability	Rating:	Yellow		
Viability		5	Development is likely	viable					
Timescale for Deliverability		4	Over 5 years						
			1						

SHELAA Reference:			RAG Rating:	Red		3(0 May 2023
21SHELAA85							
Site Address:	Land E	ast And	North East Of Three	Mile Hill Roundabo	ut, Marg	aretting,	Ingatestone, Essex
Parish:	Marga	retting		Total Score:	8	34	
Developable Site Area	33.3			Reason for			
(ha):				discounted areas			
Potential Yield:	0			Typology:		33+35+36	
Proposed Use:	Emplo	yment		Comments on the			e is potentially suitable
				of site:	-		ployment use
Suitability Criteria:			T	Suitabil	ity Rati	ng:	Red
Proximity to Employment A	Areas	N/A					
Impact on Retail Areas		N/A					
Proximity to the Workplace	9	N/A					
Public Transport		5	Site is within 400m wa				
PROW and Cycling Connect	ivity	5	Site is within 100m wa				
Vehicle Access		3	to enable vehicle acce			ent the im	plementation of a route
Strategic Road Access		5	Site has direct access t	to or is adjacent to the	e strategio	road netv	vork
Designated Heritage Assets	5	5	Site does not contain a	any designated herita	ge assets		
Non-Designated Heritage A	ssets	5	Site does not contain a	any non-designated h	eritage as	sets	
Archaeological Assets		0	Site is thought to cont	ain one or more asset	ts of archa	eological i	nterest
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within Minerals or Waste Consultation Area				ite is not within a
Defined Open Space		5	Site does not lie within an area defined as Open Space, an existing/proposed Cou Park or 'Other' Green Space				ing/proposed Country
Green Belt & Green Wedge	!	0 The majority of the site (90% or more) lies within the Metropo Wedge			Metropoli	tan Green Belt or Green	
Land Classification 0			_	Greenfield and primar	rily within	the land c	lassification/s: Grade 1,
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 Fl				
Air Quality Management Ar	reas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain		3	Ground treatment is e	xpected to be require	ed on part	of the site	!
Neighbouring Constraints		N/A					
Proximity to Key Services		N/A					
Community Facilities		5	Development would n existing/proposed sch recreation facility		•		
Comments on Suitability			e of DSB. In range of bus centre of the site.	stops. Within 100m	of Hylands	s Park (LoV	VS). SOPC000445, chl542
Availability Criteria:				Availab	ility Ra	ting:	Green
Land Ownership		5	Held by developer/wil		•		
Land Condition		5	Vacant land & building				
Legal Constraints		5	Site does not face any	known legal issues			
Planning Permission or Allocation		N/A	•				
Comments on Availability							
Achievability Criteria:				Achieva	bility R	Rating:	Green
Viability		5	Development is likely		y IV		J. CC.11
Timescale for Deliverability	,	5	Up to 5 years	VIGNIC			
Comments on Achievability		,	op to 5 years				
Comments on Acmevability							

SHELAA Reference:			RAG Rating:	Yellov	V	3(0 May 2023	
21SHELAA86								
Site Address:	Land N	North Ea	st Of Batemans Cotta	ages, Boyto	on Cross, Roxwe	ll, Chelmsfo	ord	
Parish:	Roxwe	ell		Total Sc	ore:	96		
Developable Site Area	0.723			Reason	-	Gas instal	lation buffer (8.497ha)	
(ha):					ed areas:			
Potential Yield:	0		Typology: N/A					
Proposed Use:	Comm	nunity Fa	acility		nts on the size			
	<u> </u>			of site:			1	
Suitability Criteria:		ı			Suitability Ra		Green	
Proximity to Employment A	Areas	5	Site is outside of any e					
Impact on Retail Areas		5	Development does no Chelmsford City Centr Neighbourhood Centre	re, South W		-		
Proximity to the Workplace	9	N/A						
Public Transport		5	Site is within 400m wa	alking distar	nce of one or more	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	alking distar	nce to either a PRO	OW or cycle i	network	
Vehicle Access		5	A route exists enabling	g vehicle ac	cess into/adjacent	to the site		
Strategic Road Access		N/A						
Designated Heritage Assets 5			Site does not contain a	any designa	ted heritage asset	:S		
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 Minerals or Waste Cor	nsultation A	rea			
Defined Open Space 5			Site does not lie within Park or 'Other' Green	Space				
Green Belt & Green Wedge 5			Site does not lie within					
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 A		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	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 n existing/proposed sch recreation facility		•			
Comments on Suitability		Outsid	e of DSB. In range of bus	s stops. SOP	C000202 on south	nern half of s	ite.	
Availability Criteria:					Availability R	ating:	Green	
Land Ownership		5	Held by developer/wil				1	
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any		al issues			
Planning Permission or Allocation		N/A	· ·					
Comments on Availability								
Achievability Criteria:					Achievability	Rating:	Yellow	
Viability		3	Development is margi					
Timescale for Deliverability	,	5	Up to 5 years					
			dence of viability provide					

SHELAA Reference:			RAG Rating:	Amber	3	0 May 2023		
21SHELAA88	1							
Site Address:			est Of Gubbions Hall	arm, Banters Lane, Gr	_	nelmsford		
Parish:	Great	Leighs		Total Score:	101			
Developable Site Area	6.87			Reason for				
(ha): Potential Yield:	110			discounted areas:				
Proposed Use:	118 Reside	ntial		Typology: Comments on the siz	2			
Proposed ose.	Reside	illiai		of site:	e			
Suitability Criteria:				Suitability	Rating:	Amber		
Proximity to Employment A	Areas	5	Site is outside of any e	xisting/proposed employ	ment allocation	1		
mpact on Retail Areas 5		5	-	t result in the loss of esta e, South Woodham Ferre es	-			
Proximity to the Workplace	2	5	Site is within 2km wall	ing distance of an emplo	yment allocatio	n		
Public Transport		0	Site is in excess of 400	m walking distance from	all services			
PROW and Cycling Connect	tivity	5	Site is within 100m wa	lking distance to either a	PROW or cycle	network		
/ehicle Access		5	A route exists enabling	yehicle access into/adja	cent to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	5	5	Site does not contain a	any designated heritage a	ssets			
Non-Designated Heritage A	Assets	5		any non-designated herita				
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constraints 2				lly within an identified M be undertaken in the fori				
fined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Oper Space	Space, an exist	ting/proposed Country		
Green Belt & Green Wedge	Selt & Green Wedge 5			the Metropolitan Green	Belt or Green V	Wedge		
and Classification		O Site is predominantly Greenfield and primarily within the land class Grade 2 or Grade 3				classification/s: Grade 1,		
Protected Natural Features	5	3	designated protected	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 A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai		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		walking distance of one	or more service	es and the City		
Community Facilities		3	Development would p	ut additional strain on bu				
Comments on Suitability		-		ess via Banters Lane. Adja		, ,		
		and Es	sex Wildlife Trust Nature	Reserve. SOPC000653 o				
Availability Criteria:				Availabilit	y Rating:	Green		
and Ownership		5		ing owner/public sector				
and Condition		5	Vacant land & building					
egal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:				Achievabil	ity Rating:	Green		
Viability		5	Development is likely		ity nating.	Jicen		
Fimescale for Deliverability	,	5	Up to 5 years	/IUDIC				
		J	Op to 3 years					
Comments on Achievability								

SHELAA Reference: 21SHELAA89			RAG Rating:	Amber	3	0 May 2023		
Site Address:	Land	act Of I	ittle Rve Fields Little	Rye Fields, Chelmsford	_			
Parish:		Leighs	ittle Nye Fleius, Little	Total Score:	106			
Developable Site Area	2.48	Leigiis		Reason for	100			
(ha):	2.40			discounted areas:				
Potential Yield:	49			Typology:	3			
Proposed Use:	Reside	ential		Comments on the size				
·				of site:				
Suitability Criteria:				Suitability R	ating:	Amber		
Proximity to Employment A	reas	5	Site is outside of any e	xisting/proposed employm				
Impact on Retail Areas 5			•	t result in the loss of establi e, South Woodham Ferrers es	•			
Proximity to the Workplace 5			Site is within 2km wall	king distance of an employn	nent allocatio	n		
Public Transport		5		alking distance of one or mo				
PROW and Cycling Connect	ivity	5		alking distance to either a Pf				
Vehicle Access		3		onstraints that would likely page into/adjacent to the site	prevent the ir	mplementation of a route		
Strategic Road Access		N/A	60. 1					
Designated Heritage Assets 5				any designated heritage ass				
Non-Designated Heritage Assets 5				any non-designated heritage		t		
Archaeological Assets 5 Minerals & Waste Constraints 5			Site is not thought to contain any assets of archaeological interest Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a					
Minerals & Waste Constraints 5			Minerals or Waste Co	•	aruing Area. S	Site is not within a		
Defined Open Space 5				n an area defined as Open S	pace, an exist	ting/proposed Country		
Green Belt & Green Wedge 5			Site does not lie within	n the Metropolitan Green B	elt or Green \	Vedge		
Land Classification 0			Grade 2 or Grade 3	Greenfield and primarily wit				
Protected Natural Features	<u> </u>	0		comprises of one or more	protected nat	tural features		
Flood Risk Constraints		5	Site is wholly within Flood Zone 1					
Air Quality Management A		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	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		ut additional strain on but r ool/healthcare facility/place				
Comments on Suitability			014/031 and adjacent Sa	is stops. Trees along the we andylay and Moat Woods (Lo				
Availability Criteria:				Availability	Rating:	Green		
Land Ownership		5	Held by developer/wil	ling owner/public sector				
Land Condition		5	Vacant land & building					
Legal Constraints		5	Site does not face any					
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:				Achievabilit	y Rating:	Green		
Viability		5	Development is likely		,	1		
Timescale for Deliverability		5	Up to 5 years					
	,	!	ı					

SHELAA Reference:			RAG Rating:	Amber	1 ,	0 May 2022		
21SHELAA90			_		3	0 May 2023		
Site Address:	Field /	Adjacen	t Mill House, Mill Lan	e, Great Leighs, Chelmsfo	rd, Essex			
Parish:	Great	Leighs		Total Score:	100			
Developable Site Area	12			Reason for				
(ha):				discounted areas:				
Potential Yield:	206		Typology: 2					
Proposed Use:	Resid							
			of site:					
Suitability Criteria:			T	Suitability R		Amber		
Proximity to Employment A	Areas	5		existing/proposed employments				
Impact on Retail Areas 5			1	ot result in the loss of establi re, South Woodham Ferrers res	•			
Proximity to the Workplace	2	5		lking distance of an employm	nent allocatio	n		
Public Transport		0	Site is in excess of 400	Om walking distance from all	services			
PROW and Cycling Connec	tivity	5	Site is within 100m w	alking distance to either a PF	ROW or cycle	network		
Vehicle Access		5	A route exists enablin	g vehicle access into/adjace	nt to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	5	3	Site is adjacent to one	e or more designated heritag	e assets			
Non-Designated Heritage A	Assets	5		any non-designated heritage				
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constraints 2			further assessment to	ally within an identified Mine be undertaken in the form	of a Minerals	Resource Assessment		
Defined Open Space				n an area defined as Open S Space				
Green Belt & Green Wedge	•			n the Metropolitan Green Be				
Land Classification 0			Grade 2 or Grade 3	Greenfield and primarily wit				
Protected Natural Features	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 A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbour					
Proximity to Key Services		0		n walking distance of one or	more service	s and the City		
Community Facilities		3	Development would	am Ferrers Town Centre out additional strain on but n nool/healthcare facility/place				
Comments on Suitability			-	rade II Listed Building and Sc Essex Wildlife Trust Nature R		ument. Adjacent Sandylay		
Availability Criteria:				Availability		Green		
Land Ownership		5	Held by developer/wi	lling owner/public sector				
Land Condition		5	Vacant land & buildin					
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A	•					
Comments on Availability								
Achievability Criteria:				Achievability	y Rating:	Yellow		
Viability		5	Development is likely		,	1		
Timescale for Deliverability	,	4	Over 5 years					
Comments on Achievability		-	· ·					

SHELAA Reference:			RAG Rating:	Red		2	0.0402022	
21SHELAA91						3	0 May 2023	
Site Address:	Land /	Adjacen	t The Fox And Raven,	Chelmer Villa	ge Way, Sprir	ngfield, Ch	elmsford, Essex	
Parish:	Spring	gfield		Total Score	:	90		
Developable Site Area	1.64			Reason for				
(ha):				discounted	areas:			
Potential Yield:	37		Typology: 3					
Proposed Use:	Reside	ential						
			of site:					
Suitability Criteria:			Suitability Rating: Red					
Proximity to Employment A	reas	5	Site is outside of any					
Impact on Retail Areas 5			Development does not Chelmsford City Centro Neighbourhood Centro	re, South Wood		-		
Proximity to the Workplace	<u>;</u>	5	Site is within 2km wal		f an employme	nt allocatio	n	
Public Transport		5	Site is within 400m w	alking distance	of one or more	services		
PROW and Cycling Connect	ivity	5	Site is within 100m w	alking distance	to either a PRC	W or cycle	network	
Vehicle Access		5	A route exists enablin	g vehicle access	s into/adjacent	to the site		
Strategic Road Access		N/A						
Designated Heritage Assets	;	0	Site contains one or n	nore designated	d heritage asset	ts		
Non-Designated Heritage Assets 5			Site does not contain	any non-design	ated heritage a	assets		
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest					
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Co	nsultation Area				
Defined Open Space				untry Park or 'C	ther' Green Sp	ace	ed as Open Space, an	
Green Belt & Green Wedge	!	0	Wedge				itan Green Belt or Green	
Land Classification 3			Site is predominantly classification/s: Grade	e 4, Grade 5, no	n-agricultural ι	ise, or urba	n 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 Ai		5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation Site is within 800m walking distance of all services and/or the City Centre/South					
Proximity to Key Services		5	Woodham Ferrers To		of all services a	ind/or the C	ity Centre/South	
Community Facilities		3	Development would pexisting/proposed sch recreation facility	nool/healthcare	facility/place o	of worship/s	sports, leisure, or	
Comments on Suitability							Adjacent to Grade II Listed LoWS) approx half of site	
Availability Criteria:				Av	ailability R	ating:	Green	
Land Ownership		3	Promoter has an option					
Land Condition		5	Vacant land & buildin	· · · · · · · · · · · · · · · · · · ·			-	
Legal Constraints		5	Site does not face any		sues			
Planning Permission or Allocation			ready allocated in the			eation use	/SuDS	
Comments on Availability								
Achievability Criteria:				Δcl	hievability	Rating:	Green	
Viability		5	Development is likely				3.00	
Tidomity								
Timescale for Deliverability		5	Up to 5 years					

SHELAA Reference:			RAG Rating:	Amber	3	0 May 2023		
21SHELAA92						y 2020		
Site Address:	Site Hu	uts, Che	lmer Viaduct Develor	ment Site, Chelmer Road	d, Chelmsfor	d, Essex		
Parish:	Chelm	sford		Total Score:	91			
Developable Site Area	10.944	ļ		Reason for	Gas pipeli	ne and buffer		
(ha):				discounted areas:	(0.246ha)			
Potential Yield:	188			Typology:	2			
Proposed Use:	Mixed	Use		Comments on the size		e is potentially suitable		
			of site: for all employment use					
Suitability Criteria:				Suitability Ra	ating:	Amber		
Proximity to Employment A	reas	5	Site is outside of any o	existing/proposed employme	ent allocation			
Impact on Retail Areas		5	Development does no	t result in the loss of establis	shed shops ar	nd services within		
			-	e, South Woodham Ferrers	Town Centre	or any designated		
5 1 10 1 11 111 1 1			Neighbourhood Centr					
Proximity to the Workplace		5		king distance of an employm		n 		
Public Transport		5		alking distance of one or mor				
PROW and Cycling Connecti	vity	5		alking distance to either a PR		network		
Vehicle Access		5		g vehicle access into/adjacer				
Strategic Road Access		4		to or is adjacent to a primary		rk .		
Designated Heritage Assets		0		nore designated heritage ass				
Non-Designated Heritage Assets 5				any non-designated heritage				
Archaeological Assets 5				contain any assets of archae				
Minerals & Waste Constraints 5			Minerals or Waste Co	is within a Minerals Safegua	arding Area. S	ite is not within a		
Defined Open Space 0				e (90% or more) lies within a	an area define	ed as Open Space, an		
beilinea open opace				untry Park or 'Other' Green S		ca as open space, an		
Green Belt & Green Wedge 0			The majority of the sit Wedge	e (90% or more) lies within t	the Metropol	itan Green Belt or Green		
Land Classification 3				Greenfield and primarily wit	hin the agricu	Iltural land		
Land Classification		3		4, Grade 5, non-agricultural	_			
Protected Natural Features		0		comprises of one or more p				
Flood Risk Constraints		0	Over 50% of the site area is within Flood Zone 3					
Air Quality Management Are	eas	3	Site is within 500m from a designated AQMA					
Ground Condition Constrain	nts	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 To					
Community Facilities		3	·	out additional strain on but n ool/healthcare facility/place				
Comments on Suitability		•	nt to Urban Area. In ran	ge of bus stops. Site is withir		-		
		II Liste	d Building. Accessible N	atural Green Space. Chelmsf		eadows (LoWS).		
Availability Criteria:				Availability I	Rating:	Green		
Land Ownership		3		on to purchase site or collabo	orate with exi	sting owner		
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		Site al	ready allocated in the	Local Plan for future rec	reation use,	/SuDS		
Comments on Availability								
				Achievability	/ Rating	Green		
•				Acincvability	,			
Achievability Criteria:		5	Development is likely		<u> </u>			
•		5	Development is likely Up to 5 years					

SHELAA Reference:			RAG Rating:	Aml	ber	3(0 May 2023	
21SHELAA93								
Site Address:			est Of Pease Hall, Sai			eld, Chelmsf	ford	
Parish:	Spring				Score:	96		
Developable Site Area	20.40	5			on for		ne and buffer	
(ha):					unted areas:	(0.184ha)		
Potential Yield:	350			Typol	<u> </u>	1		
Proposed Use:	Mixed	Use		of site	ments on the size e:		e is potentially suitable ployment use	
Suitability Criteria:			Suitability Rating: Amber					
Proximity to Employment A	Areas	5	Site is outside of any existing/proposed employment allocation					
Impact on Retail Areas 5			Development does no Chelmsford City Centi Neighbourhood Centi	re, South		•		
Proximity to the Workplace	<u> </u>	5	Site is within 2km wal		ance of an employm	ent allocation	า	
Public Transport		5	Site is within 400m w	alking dis	stance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m w	alking dis	stance to either a PR	OW or cycle i	network	
Vehicle Access		5	A route exists enablin	g vehicle	access into/adjacen	t to the site		
Strategic Road Access 0			Site has no direct acco		•	trategic road	network, primary road	
Designated Heritage Assets	5	0	Site contains one or n	nore des	ignated heritage asse	ets		
Non-Designated Heritage A	ssets	5	Site does 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 partial further assessment to	,		U	ding Area and requires Resource Assessment	
Defined Open Space	d Open Space 0				or more) lies within a rk or 'Other' Green S		ed as Open Space, an	
Green Belt & Green Wedge	Green Belt & Green Wedge 0			te (90% d	or more) lies within t	he Metropoli	tan Green Belt or Green	
Land Classification 3			Site is predominantly classification/s: Grade	e 4, Grad	e 5, non-agricultural	use, or urbar	ı use	
Protected Natural Features	i	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 w	vithin Flood Zone 3			
Air Quality Management A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	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 w Woodham Ferrers To			and/or the C	ity Centre/South	
Community Facilities		3	Development would pexisting/proposed scherceation facility					
Comments on Suitability		Road.	e of DSB. In range of bu Site is within Conservati Space. Number of prote	on Area.	Adjacent to Grade II			
Availability Criteria:					Availability R	Rating:	Green	
Land Ownership		3	Promoter has an option	on to pui			sting owner	
Land Condition		5	Vacant land & buildin					
Legal Constraints		5	Site does not face any	/ known	legal issues			
Planning Permission or Allocation		Site al	ready allocated in the	e Local I	Plan for future reci	reation use/	/SuDS	
Comments on Availability								
					A abia va bilita	Datina	Cucan	
Achievability Criteria:		-	Developer and to 19 1	. dalah-	Achievability	kating:	Green	
Viability		5	Development is likely	viable				
Timescale for Deliverability		5	Up to 5 years					
Comments on Achievability								

SHELAA Reference:			RAG Rating:	Green		0.84 - 2022		
21SHELAA94					3	0 May 2023		
Site Address:	Land S	outh O	St Annes, Priory Roa	d, Bicknacre, Chelmsford,	Essex			
Parish:	Bickna	icre		Total Score:	104			
Developable Site Area	7.17			Reason for				
(ha):				discounted areas:				
Potential Yield:	123			Typology:	2			
Proposed Use:	Reside	ential		Comments on the size of site:				
Suitability Criteria:				Suitability Ra	ating:	Green		
Proximity to Employment Areas 5			Site is outside of any e	existing/proposed employme	nt allocation			
Impact on Retail Areas 5			•	t result in the loss of establis e, South Woodham Ferrers T es	•			
Proximity to the Workplace	e	0	Site is in excess of 2km	n walking distance of an emp	loyment allo	cation		
Public Transport		5	Site is within 400m wa	alking distance of one or mor	e services			
PROW and Cycling Connec	tivity	0	Site is not connected	to either an existing PROW o	r cycle netwo	ork		
Vehicle Access		5	A route exists enabling	g vehicle access into/adjacen	t to the site			
Strategic Road Access		N/A						
Designated Heritage Assets	S	5	Site does not contain	any designated heritage asse	ts			
Non-Designated Heritage A	5	Site does not contain	any non-designated heritage	assets				
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constraints 5			Less than 5ha of a site Minerals or Waste Co	is within a Minerals Safegua nsultation Area	rding Area. S	Site is not within a		
Defined Open Space			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an exist	ing/proposed Country		
Green Belt & Green Wedge			Site does not lie within	n the Metropolitan Green Be	lt or Green V	Vedge		
Land Classification 0			Grade 2 or Grade 3	Greenfield and primarily with				
Protected Natural Features	S	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 A	reas	5	Site is in excess of 500m from a designated AQMA					
Ground Condition Constrai	nts	5	Ground treatment is not expected to be required					
Neighbouring Constraints		5	Site has no neighbour					
Proximity to Key Services		3	Woodham Ferrers Tov					
Community Facilities		3		out additional strain on but no ool/healthcare facility/place				
Comments on Suitability		Adjace	nt to DSB. In range of bu	us stops. Vehicluar access fro	m Priory Roa	ıd.		
Availability Criteria:				Availability F	Rating:	Green		
Land Ownership		3	Promoter has an option	on to purchase site or collabo	rate with ex	isting owner		
Land Condition		5	Vacant land & building	gs				
Legal Constraints		5	Site does not face any	known legal issues				
Planning Permission or Allocation		N/A						
Comments on Availability								
Achievability Criteria:				Achievability	Rating:	Green		
Viability		5	Development is likely					
Timescale for Deliverability	/	5	Up to 5 years					
Comments on Achievability			· ·					

SHELAA Reference: 21SHELAA95			RAG Rating:	Red	30 May 2023		
Site Address:	Land N	lorth W	est Of Hareswood, Eli	m Green Lane, Danbury, (Chelmsford,	Essex	
Parish:	Danbu	ıry		Total Score:	100		
Developable Site Area	1.25			Reason for			
(ha):				discounted areas:			
Potential Yield:	28			Typology:	4		
Proposed Use:	Reside	ential		Comments on the size			
				of site:			
Suitability Criteria:				Suitability Ra	ting:	Red	
Proximity to Employment A	Proximity to Employment Areas 5			xisting/proposed employme	nt allocation		
Impact on Retail Areas 5			-	t result in the loss of establis e, South Woodham Ferrers T es	-		
Proximity to the Workplace	<u>:</u>	0		n walking distance of an emp		cation	
Public Transport		5	Site is within 400m wa	lking distance of one or mor	e services		
PROW and Cycling Connect	ivity	5	Site is within 100m wa	lking distance to either a PR	OW or cycle i	network	
Vehicle Access		5	A route exists enabling	yvehicle access into/adjacen	t to the site		
Strategic Road Access		N/A					
Designated Heritage Assets		3		or more designated heritage			
Non-Designated Heritage Assets 3				or more non-designated her			
Archaeological Assets 5			Site is not thought to contain any assets of archaeological interest				
Minerals & Waste Constraints 5			Minerals or Waste Cor		J		
Defined Open Space 5			Site does not lie within Park or 'Other' Green	n an area defined as Open Sp Space	ace, an existi	ing/proposed Country	
Green Belt & Green Wedge 5				the Metropolitan Green Be			
Land Classification 0			Site is predominantly of Grade 2 or Grade 3	Greenfield and primarily with	nin the land c	lassification/s: Grade 1,	
Protected Natural Features		0	Site partially or wholly	comprises of one or more p	rotected nati	ural features	
Flood Risk Constraints		5	Site is wholly within Fl				
Air Quality Management Ar	eas	5	Site is in excess of 500m from a designated AQMA				
Ground Condition Constrain	nts	5	Ground treatment is not expected to be required				
Neighbouring Constraints		5	Site has no neighbouring constraints				
Proximity to Key Services		3	Woodham Ferrers Tov				
Community Facilities		3	existing/proposed sch- recreation facility	ut additional strain on but no ool/healthcare facility/place	of worship/s	ports, leisure, or	
Comments on Suitability		Adjace	nt to Registered Park an	s stops. Vehicular access fro d Garden. Site is adjacent to rs and lies within the site.			
Availability Criteria:		LIIIKWC	ou common 3331 border	Availability F	Rating:	Green	
Land Ownership		3	Promoter has an option	n to purchase site or collabo			
Land Condition		5	Vacant land & building			<u> </u>	
Legal Constraints		5	Site does not face any				
Planning Permission or		N/A	<u> </u>	<u> </u>			
Allocation							
Comments on Availability Achievability Criteria:				Achievability	Rating	Green	
Viability		5	Development is likely	•	manile.	3.00.1	
Timescale for Deliverability		5	Up to 5 years				
Comments on Achievability		,	op to 5 years				
Comments on Achievability							

SHELAA Reference: 21SHELAA96			RAG Rating:	Yellow	3	0 May 2023			
	T								
Site Address:			iam Interchange, Cold	chester Road, Boreham, C	1	Essex			
Parish:	Boreh			Total Score:	72	l: (0.000l) 0			
Developable Site Area	48.689)		Reason for	Electricity line (0.336ha), Gas				
(ha):				discounted areas:		ind buffer (0.225ha)			
Potential Yield:	0	Typology: 32+33+34							
Proposed Use:	Emplo	yment		Comments on the size of site:		e is potentially suitable			
6.11.1.111. 6.212.						ployment use			
Suitability Criteria:				Suitability Ra	ating:	Yellow			
Proximity to Employment A									
Impact on Retail Areas		N/A							
Proximity to the Workplace	;	N/A	611 1 111 100						
Public Transport		5		alking distance of one or mor					
PROW and Cycling Connect	ivity	5		alking distance to either a PR	· · · · · · · · · · · · · · · · · · ·	network			
Vehicle Access		5		g vehicle access into/adjacen		and the second			
Strategic Road Access		5		to or is adjacent to the strate		WORK			
Designated Heritage Assets		0		nore designated heritage asse					
Non-Designated Heritage A	ssets	5		any non-designated heritage					
Archaeological Assets 5				contain any assets of archaec					
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	ned Open Space 3			n an area defined as Open Sp					
·			Park or 'Other' Green	•					
Green Belt & Green Wedge 5				n the Metropolitan Green Be					
Land Classification 0			Site is predominantly Grade 2 or Grade 3	Greenfield and primarily with	nin the land o	classification/s: Grade 1,			
Protected Natural Features		3		e of any protected natural fe					
			designated protected natural feature or within 500m of an international/national designated protected natural feature						
Flood Risk Constraints		0		rea is within Flood Zone 3					
Air Quality Management Ar	roac	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrain		3	Ground treatment is expected to be required on part of the site						
Neighbouring Constraints	1103	N/A	or our a creatment is a	mpeated to be required on pr					
Proximity to Key Services		N/A							
Community Facilities		5	Development would n	ot result in the loss of nor pu	ıt additional	strain on an			
community ruemites		3	•	ool/healthcare facility/place					
Comments on Suitability		Outside	de of DSB. In range of bus stops. Part of site in Conservation Area. Adjacent to Registered						
			•	Grade I Listed Building. Natur		• •			
		border	s Boreham House RPG a	and River Chelmer (LoWS). SC					
Availability Criteria:			T = .	Availability R		Yellow			
Land Ownership		3	·	on to purchase site or collabo	rate with ex	isting owner			
Land Condition		2	Established multiple u						
Legal Constraints		3	Site may possibly face						
Planning Permission or Allocation		22/02	270/FUL received, ye	t to be determined					
Comments on Availability		Potent	ial for issues in removal	of existing uses. Site currentl	y in use for o	other purposes.			
Achievability Criteria:				Achievability	Rating:	Green			
Viability		5	Development is likely			J. 500.1			
Timescale for Deliverability		5	Up to 5 years						
Comments on Achievability		J							
Comments on Acmevability									

SHELAA Reference:			RAG Rating:	Red 30 May 2023						
21SHELAA97							30 Way 2023			
Site Address:	Land S	Southea	st And West Of Garag	ge Block	Hunts Close, Wri	ttle, Chelms	sford, Essex			
Parish:	Writtl	Writtle			Score:	91				
Developable Site Area	52.7			Reasc	n for					
(ha):				discou	ınted areas:					
Potential Yield:	826			Typology: 26						
Proposed Use:	Reside	ential			nents on the size					
				of site	::					
Suitability Criteria:					Suitability Ra	ating:	Red			
Proximity to Employment A	Areas	5	Site is outside of any existing/proposed employment allocation							
Impact on Retail Areas		5	Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated							
Dunidasitus ta tha Manhalana		_	Neighbourhood Centres Site is within 2km walking distance of an employment allocation							
Proximity to the Workplace	:	5	- : :							
Public Transport	·iv/i+v/	5	Site is within 400m walking distance of one or more services							
PROW and Cycling Connect Vehicle Access	ivity	5	Site is within 100m walking distance to either a PROW or cycle network A route exists enabling vehicle access into/adjacent to the site							
Strategic Road Access		N/A	A route exists enabling venicle access into/adjacent to the site							
Designated Heritage Assets		3	Site is adjacent to one or more designated heritage assets							
Non-Designated Heritage A		5	-							
Archaeological Assets	133613	5	Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest							
Minerals & Waste Constrai	nts	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires							
willerals & waste constraints		_	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 sit Wedge	te (90% c	r more) lies within t	he Metropol	itan Green Belt or Green			
Land Classification	0	Site is predominantly Grade 2 or Grade 3	Greenfie	ld and primarily with	nin the land o	classification/s: Grade 1,				
Protected Natural Features		3	designated protected natural feature or within 500m of an international/national							
Flood Diels Constraints		_	designated protected natural feature Site is wholly within Flood Zone 1							
Flood Risk Constraints		5	Site is in excess of 500m from a designated AQMA							
Air Quality Management A		3	Ground treatment is expected to be required on part of the site							
Ground Condition Constraints		0	Site has neighbouring constraints with no potential for mitigation							
Neighbouring Constraints Proximity to Key Services		3	Site is within 2km walking distance of all services and/or the City Centre/South							
Proximity to key services		3	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	. 55., 11001		o.o.iiip/o				
Comments on Suitability		Adjace	nt to DSB. In range of bu	us stops.	Vehicluar access fro	m Paradise R	load. 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.								
Availability Criteria:		1	pa. cc., doi: 000043011		Availability F	Rating:	Yellow			
Land Ownership		3	Promoter has an option	on to pur	•					
Land Condition		3	Low intensity land use				U - · - ·			
Legal Constraints		5	Site does not face any		egal issues					
Planning Permission or		N/A								
Allocation		,								
Comments on Availability		Site cu	rrently in use for other p	ourposes						
Achievability Criteria:					Achievability	Rating	Green			
•		5	Development is likely	viable	Acinevability	naung.	Jicen			
Viability Timescale for Deliverability		5	Up to 5 years	viable						
Timescale for Deliverability		3	op to 3 years							
Comments on Achievability										

SHELAA Reference:			RAG Rating:	Red		2	20 May 2022		
21SHELAA98						30 May 2023			
Site Address:	Land I	North Ea	orth East Of Skeggs Farm, Chelmsford Road, Writtle, Chelmsford, Essex						
Parish:	Writtl	e		Total	Score:	85			
Developable Site Area	36.96			Reaso	on for				
(ha):				disco	unted areas:				
Potential Yield:	453			Typol	Typology: 27				
Proposed Use:	Reside	ential			Comments on the size				
			of site:						
Suitability Criteria:					Suitability Ra		Red		
Proximity to Employment A	Areas	5	Site is outside of any existing/proposed employment allocation						
		5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres						
Proximity to the Workplace	9	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 Connect	tivity	5	Site is within 100m walking distance 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 A	Assets	3	Site is adjacent to one						
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constrai	nts	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	<u> </u>	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green						
Green Beit & Green Wedge			Wedge						
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	/ compri	ses of one or more p	rotected nat	tural features		
Flood Risk Constraints		2	Up to 25% of the site	area is w	rithin 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	site ad Interes	ljacent to Urban Area. In range of bus stops. Vehicluar access from Chelmsford Road. Part of e adjacent to Conservation area. Opposite Local Listed Building. Adjacent to Landscape of Local terest. Natural Green Space (Limited Access). Part of site includes Writtle Bridge Meadows DWS). SOPC000416 on southern boundary of site.							
Availability Criteria:					Availability R	Rating:	Green		
Land Ownership		3	Promoter has an option	n to pur	•				
Land Condition		5	Vacant land & building	gs					
Legal Constraints		5	Site does not face any	known	egal issues				
Planning Permission or Allocation		N/A							
Comments on Availability									
Achievability Criteria:					Achievability	Rating	Green		
•		5	Development is likely	viable	Acinevability	Naulig.	Green		
Viability Timescale for Deliverability	,	5	Up to 5 years	viable					
Comments on Achievability		٠	op to 3 years						
Comments on Acmevability		L							

SHELAA Reference:			RAG Rating:	Red		30 May 2023				
21SHELAA99	ı									
Site Address:		Land North South East And West Of Pontlands Park Hotel, West Hanningfield Road, Great								
Parish:	Baddow, Chelmsford Great Baddow			Total S	'coro:	87				
Developable Site Area	21.81				n for	8/				
(ha):	21.61				nted areas:					
Potential Yield:	374			Typolo		1				
Proposed Use:	Reside	ential	Comments on the size							
- P				of site	:					
Suitability Criteria:					Suitability Ra	ating:	Red			
Proximity to Employment A	reas	5	Site is outside of any o	existing/p	•					
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within							
'			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated							
			Neighbourhood Centres							
Proximity to the Workplace	<u> </u>	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 Site is within 100m walking distance to either a PROW or cycle network							
PROW and Cycling Connect	ivity	5				-	HELWOLK			
Vehicle Access		5	A route exists enabling vehicle access into/adjacent to the site							
Strategic Road Access		N/A 3	Cita is adiacout to any arrange designated havitage accepts							
Designated Heritage Assets Non-Designated Heritage A		5	Site is adjacent to one or more designated heritage assets							
Archaeological Assets	33613	5	Site does not contain any non-designated heritage assets Site is not thought to contain any assets of archaeological interest							
Minerals & Waste Constrain	nts	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires							
Willierais & Waste Constian	1103	_	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		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							
Availability Critoria		wester	n boundary of site.		Availability D	Oating:	Groon			
Availability Criteria:			Availability Rating: Green Promoter has an option to purchase site or collaborate with existing owner							
Land Ownership Land Condition		3 5	Vacant land & buildings							
Legal Constraints		5	Site does not face any known legal issues							
Planning Permission or		N/A	1 -110 does not race any							
Allocation		''''								
Comments on Availability										
Achievability Criteria:		1			Achievability	Rating	Green			
Viability		5	Development is likely	viable	Acinevability	Mutilig.	Jiccii			
Timescale for Deliverability		5	Up to 5 years							
Comments on Achievability			1 -1 / 30.0							
		<u> </u>								

SHELAA Reference: 21SHELAA100			RAG Rating:	Yellow 30 May 2023					
Site Address:	Land S	outh W	est Of 2 Scotts Green	Hollow Lane Broomfield	l Chelmsfo	rd Essex			
Parish:	Broom		West Of 2 Scotts Green, Hollow Lane, Broomfield, Chelmsford, Essex Total Score: 99						
Developable Site Area	12.63	Reason for							
(ha):	12.03			discounted areas:					
Potential Yield:	217			Typology:	1				
Proposed Use:	Reside	ntial		Comments on the size					
nesidefitial				of site:					
Suitability Criteria:				Suitability Ra	ating:	Yellow			
Proximity to Employment A	Areas	5	Site is outside of any e	existing/proposed employme					
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within						
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated						
			Neighbourhood Centres						
Proximity to the Workplace	е	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 Connec	tivity	5		alking distance to either a PR	•				
Vehicle Access		3	There are no visible constraints that would likely prevent the implementation of a route						
Strategic Road Access		N/A	to enable vehicle access into/adjacent to the site						
Designated Heritage Assets	S	5	Site does not contain any designated heritage assets						
Non-Designated Heritage A		5	Site does not contain any non-designated heritage assets						
Archaeological Assets			Site is not thought to contain any assets of archaeological interest						
Minerals & Waste Constraints			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				n the Metropolitan Green Be	lt or Green V	Vedge			
Land Classification			Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3						
Protected Natural Features			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 A	reas	5	Site is in excess of 500m from a designated AQMA						
Ground Condition Constrai	nts	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	existing/proposed sch	evelopment would put additional strain on but not result in the loss of on an xisting/proposed school/healthcare facility/place of worship/sports, leisure, or ecreation facility						
Comments on Suitability		Adjace		ge of bus stops. Three protec	ted trees on	site boundary.			
Availability Criteria:				Availability F	Rating:	Green			
Land Ownership		3	Promoter has an option	on to purchase site or collabo					
Land Condition		5	Vacant land & buildings						
egal Constraints		5	Site does not face any known legal issues						
Planning Permission or		N/A							
Allocation		•							
Comments on Availability									
Achievability Criteria:				Achievability	Rating:	Green			
Viability		5	Development is likely						
Timescale for Deliverability	/	5	Up to 5 years						
		-							

SHELAA Reference: 21SHELAA101			RAG Rating:	Gree	en	30 May 2023				
Site Address:	Land S	outh W	uth West Of Broomfield Place, Main Road, Broomfield, Chelmsford							
Parish:	Broom	nfield		Total Score:		103				
Developable Site Area	26.24			Reasc	on for	Sewage P	umping Station			
(ha):				disco	unted areas:	(0.03ha)				
Potential Yield:	450			Typol	ogy:	1				
Proposed Use:	Reside	ential		Comn	Comments on the size					
				of site	2:					
Suitability Criteria:					Suitability Ra	ting:	Green			
Proximity to Employment A	reas	5	Site is outside of any existing/proposed employment allocation							
Impact on Retail Areas		5	Development does not result in the loss of established shops and services within							
			Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated							
			Neighbourhood Centres							
Proximity to the Workplace	<u> </u>	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 Connect	ivity	5	Site is within 100m wa							
Vehicle Access		3			, ,	event the in	plementation of a route			
C		51/ 2	to enable vehicle acce	ss into/a	adjacent to the site					
Strategic Road Access		N/A	Cita is a disease to the con-							
Designated Heritage Assets		3	Site is adjacent to one							
Non-Designated Heritage A	ssets	5	Site does not contain any non-designated heritage assets							
Archaeological Assets		5	Site is not thought to contain any assets of archaeological interest							
Minerals & Waste Constrain	nts	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a							
Defined Onen Chase		5	Minerals or Waste Consultation Area Site does not lie within an area defined as Open Space, an existing/proposed Country							
Defined Open Space		5	Park or 'Other' Green Space							
Green Belt & Green Wedge		5	Site does not lie within	•	etropolitan Green Bel	t or Green W	Vedge			
Land Classification 0			Site is predominantly				classification/s: Grade 1,			
Protected Natural Features		0	Grade 2 or Grade 3 Site partially or wholly	compri	ses of one or more n	rotected nati	ural features			
Protected Natural Features		5	Site is wholly within Fl		•	Totected Hat	urarreatures			
Flood Risk Constraints Air Quality Management Areas		5	Site is in excess of 500							
Ground Condition Constraints		3	Ground treatment is e			art of the site	<u> </u>			
		5	Site has no neighbouri			art or the site	•			
Neighbouring Constraints Proximity to Key Services		3				nd/or the Cit	v Centre/South			
, ,		3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre							
Community Facilities	Community Facilities		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							
		to Grad	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 chl482.							
Availability Criteria:					Availability R	ating:	Green			
Land Ownership		3	Promoter has an option to purchase site or collaborate with existing owner							
Land Condition					<u> </u>					
Legal Constraints		5	Site does not face any known legal issues							
Planning Permission or		N/A	1		5					
Allocation		,								
Comments on Availability										
Achievability Criteria:					Achievability	Rating:	Green			
Viability		5	Development is likely	viable						
Timescale for Deliverability		5	Up to 5 years							
Comments on Achievability			/							
25e										