

## **APPENDIX 3**

### **Site Assessment**

<b>SHELAA Reference: CFS5</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South of 1 Oak Cottages, Chalk Street, Rettendon Common, Chelmsford, Essex, CM3 8DD				
Parish:	Rettendon	Typology:	19		
Developable Site Area (ha):	0.01	Reason for discounted areas:			
Potential Yield:	1	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Access is via a driveway off of Chalk Street.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS6</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land North of Peaches House, Southlands Chase, Sandon, Chelmsford, Essex				
Parish:	Danbury	Typology:	19		
Developable Site Area (ha):	0.07	Reason for discounted areas:			
Potential Yield:	4	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 2 trees on site protected under TPO/2009/050.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS7</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land opposite Peach House, Southlands Chase, Sandon, Chelmsford, Essex				
Parish:	Sandon	Typology:	31+7		
Developable Site Area (ha):	2.9	Reason for discounted areas:			
Potential Yield:	73	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. The field has 2 access points in Southlands Chase and full road frontage on East Hanningfield Road. 1 tree on site protected under TPO/2007/014.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purpose.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS9</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South East of the Lion Inn, Main Road, Boreham, Chelmsford, Essex				
Parish:	Boreham	Typology:	5		
Developable Site Area (ha):	14.699	Reason for discounted areas:	Overhead power line (0.001ha)		
Potential Yield:	360	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS10</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Mount Maskall, Generals Lane, Boreham, Chelmsford, Essex, CM3 3HW				
Parish:	Boreham	Typology:	7		
Developable Site Area (ha):	1.9	Reason for discounted areas:			
Potential Yield:	53	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all 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 asset			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Grade 2 listed building within site. Mining contamination in the adjacent field.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purpose.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS11</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Barn at Little Longs Chatham Green, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	22		
Developable Site Area (ha):	0.04	Reason for discounted areas:			
Potential Yield:	1	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Accessible via a right of way.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS12</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North East of Recreation Ground, Chatham Green, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	9		
Developable Site Area (ha):	0.6	Reason for discounted areas:			
Potential Yield:	14	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Gated road access.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS13</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South East of Tyrells Cottages, Main Road, Boreham, Chelmsford, Essex				
Parish:	Boreham	Typology:	6		
Developable Site Area (ha):	6.975	Reason for discounted areas:	Electricity lines (0.025ha)		
Potential Yield:	171	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Electricity Pylons run through the site.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS14</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Sutch and Searle Warehouse, Highwood Road, Writtle, Chelmsford, CM1 3PT				
Parish:	Writtle	Typology:	14		
Developable Site Area (ha):	1.76	Reason for discounted areas:	Gas pipeline buffer (0.31ha)		
Potential Yield:	41	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In adjacent site there is an infill pond with category 4 containment.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS17</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Argents Nursery, Highwood Road, Edney Common, Chelmsford, Essex, CM1 3PZ				
Parish:	Highwood	Typology:	22		
Developable Site Area (ha):	0.22	Reason for discounted areas:	Gas pipeline buffer (3.05ha)		
Potential Yield:	7	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	0	Treatment expected to be required on the majority of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Site access is the only part of the site within the existing DSB. Adjacent to grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purpose.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS18</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North of White Elm Cottage, Hyde Lane, Danbury, Chelmsford, Essex				
Parish:	Danbury	Typology:	9		
Developable Site Area (ha):	0.52	Reason for discounted areas:			
Potential Yield:	12	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	The site is accessed from Hyde Lane. Land adjacent was a petrol station and opposite a former gravel pit.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS19</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land Adjacent The Gables, BanTERS Lane, Great Leighs, Chelmsford				
Parish:	Great Leighs	Typology:	9		
Developable Site Area (ha):	0.64	Reason for discounted areas:			
Potential Yield:	15	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS20</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land East of Barn Mead, Galleywood, Chelmsford, Essex				
Parish:	Galleywood	Typology:	24		
Developable Site Area (ha):	1.2	Reason for discounted areas:			
Potential Yield:	84	Comments on the size of site:			
Proposed Use:	Specialist Housing				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	0	Site is wholly comprised of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access and services from Barn Mead. Site used to embrace land fronting Watchouse Road, now developed residentially, and including the access road known as Barn Mead. Wholly covered by TPO referenced TPO/2013/034.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Overhead supply cables run through site.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS21</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land East of Junction with Hyde Lane and Mill Lane, Danbury, Chelmsford, Essex				
Parish:	Danbury	Typology:	7		
Developable Site Area (ha):	2.5	Reason for discounted areas:			
Potential Yield:	70	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Current access for agricultural machinery/vehicles on junction with Hyde Lane and Mill Lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



SHELAA Reference: CFS22		Category: 3		20 May 2021	
Site Address:	Longcroft, Maldon Road, Margaretting, Ingatestone, Essex, CM4 9JR				
Parish:	Margaretting	Typology:	8		
Developable Site Area (ha):	1.06	Reason for discounted areas:	Oil pipeline (0.03ha)		
Potential Yield:	30	Comments on the size of site:			
Proposed Use:	Residential				
Suitability Criteria:			Suitability Score:		3
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Contaminated land priority 2 on the adjacent site.				
Availability Criteria:			Availability Score:		1
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purpose.				
Achievability Criteria:			Achievability Score:		1
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
Other Comments:	Generally Flat.				



<b>SHELAA Reference: CFS23</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South of Petton, Stock Road, Stock, Ingatestone, Essex				
Parish:	Stock	Typology:	23+31+27+7		
Developable Site Area (ha):	3.94	Reason for discounted areas:			
Potential Yield:	77	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Land is south-east of, and abuts B1007, Stock Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Multiple ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS24</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Kings Farm, Main Road, Ford End, Chelmsford, Essex, CM3 1LN				
Parish:	Great Waltham	Typology:	5+23+25+32		
Developable Site Area (ha):	13.51	Reason for discounted areas:			
Potential Yield:	265	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. The principal access to the site via B1008. Further north, a by-way heads east from the B1008 where it then adjoins the site allowing access to the northern edge of the site via a gate.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS25</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South West of 21 Seven Ash Green, Chelmsford				
Parish:	Chelmsford	Typology:	9		
Developable Site Area (ha):	0.65	Reason for discounted areas:			
Potential Yield:	16	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	0	Treatment expected to be required on the majority of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.09ha protected under TPO/2012/003. Historic contamination from gravel pits/mining. Gasworks and other waste known to have been disposed on in the pits relating to the whole site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS27</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land at Chatham Green Yard, Braintree Road, Little Waltham, Chelmsford				
Parish:	Little Waltham	Typology:	8+28+36		
Developable Site Area (ha):	1.08	Reason for discounted areas:			
Potential Yield:	30	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing access from Chatham Green Lane. Part of site deemed PDL as per 17/00539/CLEUD.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Part of the site is currently used for other purposes. Agreed covenant with previous owners re residential development of some of the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	0	Development is likely unviable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS28</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land Opposite The Old Rectory, Mashbury Road, Chignal St James, Chelmsford, Essex				
Parish:	Chignal	Typology:	18		
Developable Site Area (ha):	0.17	Reason for discounted areas:			
Potential Yield:	5	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Site has road frontage & 2 entrances via 5 bar gates. Adjacent to buildings of local land value.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS29</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	43 Dorset Avenue, Great Baddow, Chelmsford, Essex, CM2 9UA				
Parish:	Great Baddow	Typology:	19		
Developable Site Area (ha):	0.07	Reason for discounted areas:			
Potential Yield:	4	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Domestic residential dropped kerb provides access.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS30</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South East of Cherry Tree Cottages, Stock Road, Stock, Ingatestone, Essex				
Parish:	Stock	Typology:	6		
Developable Site Area (ha):	4.67	Reason for discounted areas:			
Potential Yield:	114	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more 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 asset			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. The site lies to the south eastern side of Stock Road with two road frontages. Partially lies within a conservation area. Adjacent to a landscape of local value.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS31</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land West of Hands Farm, Radley Green Road, Highwood, Ingatestone, Essex				
Parish:	Highwood	Typology:	9		
Developable Site Area (ha):	0.52	Reason for discounted areas:			
Potential Yield:	12	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Barn conservation on adjacent site showed PAH and TPH present.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Right of way over the land. Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS32</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Allotment Gardens, Seymour Street, Chelmsford, Essex				
Parish:	Chelmsford	Typology:	18		
Developable Site Area (ha):	0.2	Reason for discounted areas:			
Potential Yield:	6	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	0	Site does not contain any non-designated heritage assets			
Archaeological Assets	0	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	0	Treatment expected to be required on the majority of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing site access connectivity via Falcons Mead. Site is predominantly an allotment garden. Predominantly priority 1 contaminated land ECC CHL191.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	0	Site faces known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Statutory allotment site. Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS33</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North West of 71 School Road, Downham, Billericay, Essex				
Parish:	South Hanningfield	Typology:	8		
Developable Site Area (ha):	0.85	Reason for discounted areas:			
Potential Yield:	24	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS34</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land Rear of Rettendon Lodge, Hayes Chase, Battlesbridge, Wickford, Essex				
Parish:	Rettendon	Typology:	7		
Developable Site Area (ha):	3.91	Reason for discounted areas:	Electricity lines (0.03ha)		
Potential Yield:	109	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. No apparent vehicle access other than an informal grass track off Hayes Chase.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Possible ransom strip.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS35</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South West of Hillcroft Marigold Lane, Stock, Ingatestone, Essex				
Parish:	Stock	Typology:	6+23		
Developable Site Area (ha):	6.47	Reason for discounted areas:			
Potential Yield:	159	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>		Mixed Gradient.			

<b>SHELAA Reference: CFS36</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South of Runnymede Cottage, Main Road, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	17		
Developable Site Area (ha):	0.42	Reason for discounted areas:			
Potential Yield:	13	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing access from Woodhouse Land and through joint access serving Runnymede Cottage & Timbuctoo Cottage. Adjacent to grade 2 listed buildings. 5 trees on site protected under TPO/2019/006.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Permission 20/01557/REM granted. Awaiting start on site				
Comments on Availability	Right of way over the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS38</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land at Thrift Farm, Moulsham Thrift, Chelmsford, Essex				
Parish:	Chelmsford	Typology:	4		
Developable Site Area (ha):	30.53	Reason for discounted areas:			
Potential Yield:	513	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access from Moulsham Thrift, from Wood Street, and from Galleywood Road. 3.22ha within a Local Wildlife Site. Area adjacent protected under TPO/2013/016. Former gravel pit now pond overgrown with trees and separate clay pit also now wooded. Entrance from Wood Street affected by Wood Street Pottery Brickworks.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Part of the site is currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS39</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North West of St Cleres Hall, Main Road, Danbury, Chelmsford, Essex				
Parish:	Danbury	Typology:	6		
Developable Site Area (ha):	8.9	Reason for discounted areas:			
Potential Yield:	218	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to registered park. 1.39ha protected under TPO/2000/046. 1.39ha within Local Wildlife Site. Part of eastern boundary adjacent to Well Lane industrial area (soil and hardcore waste).				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS40</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Street Record Windsor Road, Downham, Billericay, Essex				
Parish:	South Hanningfield	Typology:	14		
Developable Site Area (ha):	1.64	Reason for discounted areas:			
Potential Yield:	38	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site is currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS41</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North of Chickdene Farm, Windsor Road, Downham, Billericay, Essex				
Parish:	South Hanningfield	Typology:	8		
Developable Site Area (ha):	1.15	Reason for discounted areas:			
Potential Yield:	32	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS42</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	New Barnes Farm, Ingatestone Road, Highwood, Chelmsford, Essex, CM1 3RB				
Parish:	Highwood	Typology:	21		
Developable Site Area (ha):	0.32	Reason for discounted areas:			
Potential Yield:	8	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site occupied by other uses.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b> Generally Flat.					

<b>SHELAA Reference: CFS43</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land South of 38 Chalklands, Sandon, Chelmsford, Essex				
Parish:	Sandon	Typology:	23+9		
Developable Site Area (ha):	0.63	Reason for discounted areas:			
Potential Yield:	15	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
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 adjacent to the strategic road network, primary road network, a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.003ha protected under TPO/2002/066.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Possible ransom strip. Right of way over the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS44</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North of Cranham Road, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	29		
Developable Site Area (ha):	9.73	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>		<b>Suitability Score:</b>		<b>3</b>	
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Site is adjacent to Drakes Lane Industrial Park. 0.152ha protected under TPO/2003/076. Sand and gravel extraction in 2000, now a pond, no receptors.				
<b>Availability Criteria:</b>		<b>Availability Score:</b>		<b>2</b>	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>		<b>Achievability Score:</b>		<b>3</b>	
Viability	0	Development is likely unviable			
Timescale for Deliverability	2	10 to 15 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS45</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Larmar Engineering Co Ltd, Main Road, Margarettong, Ingatstone, Essex, CM4 9JD				
Parish:	Margarettong	Typology:	7		
Developable Site Area (ha):	1.46	Reason for discounted areas:			
Potential Yield:	41	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Grade 2 listed building. Adjacent to a conservation area. 4 trees on site protected under TPO/2004/044.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS46</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	67 Peartree Lane, Bicknacre, Chelmsford, Essex, CM3 4LS				
Parish:	Bicknacre	Typology:	17		
Developable Site Area (ha):	0.43	Reason for discounted areas:			
Potential Yield:	13	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Private 7m wide driveway from adopted road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS47</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land at Junction of Woodhill Road and Halls Lane, Sandon, Chelmsford, Essex				
Parish:	Sandon	Typology:	7		
Developable Site Area (ha):	1.5	Reason for discounted areas:			
Potential Yield:	42	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
Other Comments:	Generally Flat.				



<b>SHELAA Reference: CFS48</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land East of Myjoy, Woodhill Road, Sandon, Chelmsford, Essex				
Parish:	Sandon	Typology:	8		
Developable Site Area (ha):	0.91	Reason for discounted areas:			
Potential Yield:	25	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS50</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land East of Premier Lodge Hotel, Main Road, Boreham, Chelmsford, Essex				
Parish:	Boreham	Typology:	7		
Developable Site Area (ha):	4.04	Reason for discounted areas:			
Potential Yield:	113	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Within range of proposed rail station and bus stops. Access is available from Main Road. Grade 2 listed building within site. Adjacent to a registered park. 0.177ha protected under TPO/2014/001.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Possible ransom strip. Other developments may have right of way over the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

SHELAA Reference: CFS51		Category: 2		20 May 2021	
Site Address:		Field OS Ref 4730, The Chase, Boreham, Chelmsford, Essex			
Parish:		Boreham		Typology: 8	
Developable Site Area (ha):		1.42		Reason for discounted areas:	
Potential Yield:		40		Comments on the size of site:	
Proposed Use:		Residential			
Suitability Criteria:				Suitability Score: 2	
Locality of Residential Development		2		Site is adjacent to a Defined Settlement Boundary	
Proximity to Employment Development		5		Site is outside of any existing/proposed employment allocation	
Proximity to Retail Development		5		Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre	
Proximity to the Workplace		5		Site is within 2km walking distance of an employment allocation	
Proximity to the Workforce		N/A			
Public Transport		3		Site is within 400m walking distance of one or more services	
Vehicle Access		5		A route exists enabling vehicle access into/adjacent to the site	
Strategic Road Access		N/A			
Designated Heritage Assets		5		Site does not contain any designated heritage assets	
Non-Designated Heritage Assets		5		Site does not contain any non-designated heritage assets	
Archaeological Assets		5		Site is not thought to contain any assets of archaeological interest	
Minerals & Waste Constraints		0		Site is wholly or partially within an identified Minerals or Waste Safeguarding Area	
Impact on Areas of Defined Open Space		5		Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space	
Impact on the Green Belt & Green Wedge		5		Site does not lie within the Metropolitan Green Belt or a Green Wedge	
Land Classification		1		Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3	
Impact on Locally Protected Natural Features		5		Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt	
Flood Risk Constraints		2		Up to 25% of site area is within Flood Zone 3	
Impact on Air Quality Management Areas		5		Site is in excess of 500m from a designated AQMA	
Ground Condition Constraints		5		Treatment is not expected to be required	
Neighbouring Constraints		5		Site has no neighbouring constraints	
Impact on Community Facilities		5		Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility	
Comments on Suitability		In range of bus stops. Access is available from residential development (The Chase).			
Availability Criteria:				Availability Score: 1	
Land Ownership		5		Held by developer/willing 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 Score: 1	
Viability		5		Development is likely viable	
Timescale for Deliverability		5		Up to 5 years	
Comments on Achievability					
Other Comments:		Generally Flat.			

<b>SHELAA Reference: CFS52</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Blairs Farm, Main Road, Boreham, Chelmsford, Essex, CM3 3AD				
Parish:	Boreham	Typology:	4		
Developable Site Area (ha):	22.6	Reason for discounted areas:			
Potential Yield:	380	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. An access track to the north of the site provides access from Main Road, Boreham.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS53</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North of Cricketers Close, Broomfield, Chelmsford				
Parish:	Broomfield	Typology:	5		
Developable Site Area (ha):	14.986	Reason for discounted areas:	Gas Pipe and Buffer (0.046ha)		
Potential Yield:	367	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	1	25%-50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to buildings of local land value. 0.438ha and a handful of trees on site protected under TPO/2001/037, TPO/2011/015, TPO/2011/016, TPO/1999/001. Northern area of the site covered by historic landfill site EAHLD31126.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

SHELAA Reference: CFS54		Category: 3		20 May 2021	
Site Address:	Land at Boreham Interchange, Colchester Road, Boreham, Chelmsford, Essex				
Parish:	Boreham	Typology:	2		
Developable Site Area (ha):	84.268	Reason for discounted areas:	Gas pipe and Buffer (0.363ha), Electricity line (0.069ha)		
Potential Yield:	1416	Comments on the size of site:			
Proposed Use:	Residential				
Suitability Criteria:			Suitability Score:		3
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more 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 asset			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	1	25%-50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Within range of proposed rail station and 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. 0.449ha protected under TPO/2002/085. Small unknown infills, both Priority 4: CHL461, CHL512.				
Availability Criteria:			Availability Score:		1
Land Ownership	5	Held by developer/willing 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 Score:		1
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
Other Comments:	Generally Flat.				

<b>SHELAA Reference: CFS55</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land East and West of the A12, North West of Howe Green, Sandon, Chelmsford, Essex				
Parish:	Great Baddow	Typology:	25+27+29+30		
Developable Site Area (ha):	89.02	Reason for discounted areas:	Gas pipe and Buffer (0.036ha), Electricity line (0.444ha)		
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Grade 2 listed building within site. Adjacent to buildings of local land value. 18.19ha within Local Wildlife Site. Priority 4 small unknown infill: 1583; Priority 4 small unknown infill: 1567; ECC contaminated land: PRCHL17; Priority 4: 1094; Historic landfill: EAHLD01718; Historic landfill: EAHLD00476; Priority 2: 1627; Priority 2: 1628; Priority 2: 1629.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS56</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North of Mill Lane East of Barley Mead and South of Maldon Road, Danbury, Chelmsford, Essex				
Parish:	Danbury	Typology:	5		
Developable Site Area (ha):	12.3	Reason for discounted areas:			
Potential Yield:	301	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.047ha protected under TPO/2007/046.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS57</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North of Mill Lane East of Barley Mead and South of Maldon Road, Danbury, Chelmsford, Essex				
Parish:	Danbury	Typology:	6		
Developable Site Area (ha):	12.22	Reason for discounted areas:			
Potential Yield:	299	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>		Generally Flat.			

SHELAA Reference: CFS58		Category: 2		20 May 2021	
Site Address:	Land East of Little Fields and North of Maldon Road, Danbury, Chelmsford, Essex				
Parish:	Danbury	Typology:	6		
Developable Site Area (ha):	6.7	Reason for discounted areas:			
Potential Yield:	164	Comments on the size of site:			
Proposed Use:	Residential				
Suitability Criteria:			Suitability Score:		2
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 1 tree on site protected under TPO/2004/016.				
Availability Criteria:			Availability Score:		1
Land Ownership	5	Held by developer/willing 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 Score:		1
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
Other Comments:	Mixed Gradient.				

<b>SHELAA Reference: CFS59</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Field Adjacent Lionfield Cottages, Main Road, Boreham, Chelmsford, Essex				
Parish:	Boreham	Typology:	6		
Developable Site Area (ha):	7.078	Reason for discounted areas:	Electricity lines (0.022ha)		
Potential Yield:	173	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS60</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land South of The Brewers Arms, Main Road, Bicknacre, Chelmsford, Essex				
Parish:	Bicknacre	Typology:	8		
Developable Site Area (ha):	1.4	Reason for discounted areas:			
Potential Yield:	39	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.051ha protected under TPO/2018/006.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Permission 20/01507/FUL granted. Awaiting start on site				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS63</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land East and West of Beehive Lane, Great Baddow, Chelmsford, Essex				
Parish:	Great Baddow	Typology:	4		
Developable Site Area (ha):	24.8	Reason for discounted areas:			
Potential Yield:	417	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS64</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Field at Junction of Main Road and Hoe Lane, Rettendon, Chelmsford, Essex				
Parish:	Rettendon	Typology:	5		
Developable Site Area (ha):	14.05	Reason for discounted areas:			
Potential Yield:	344	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. The site has at least two vehicle access points from both Hoe Lane and Main Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Freehold out of promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS65</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South East of Baileys Cottage, Chatham Green, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	18		
Developable Site Area (ha):	0.28	Reason for discounted areas:			
Potential Yield:	8	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



SHELAA Reference: CFS66		Category: 3		20 May 2021	
Site Address:		Land At Runwell House, Runwell Road, Runwell, Wickford, Essex			
Parish:		Runwell		Typology: 17	
Developable Site Area (ha):		0.37		Reason for discounted areas:	
Potential Yield:		11		Comments on the size of site:	
Proposed Use:		Residential			
Suitability Criteria:				Suitability Score: 3	
Locality of Residential Development		0		Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt	
Proximity to Employment Development		5		Site is outside of any existing/proposed employment allocation	
Proximity to Retail Development		5		Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre	
Proximity to the Workplace		0		Site is in excess of 2km walking distance of an employment allocation	
Proximity to the Workforce		N/A			
Public Transport		3		Site is within 400m walking distance of one or more services	
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 fall within an identified Minerals or Waste Safeguarding Area	
Impact on Areas of Defined Open Space		5		Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space	
Impact on the Green Belt & Green Wedge		0		Site wholly lies within the Metropolitan Green Belt or a 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	
Impact on Locally Protected Natural Features		5		Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt	
Flood Risk Constraints		5		Site is within Flood Zone 1	
Impact on Air Quality Management Areas		5		Site is in excess of 500m from a designated AQMA	
Ground Condition Constraints		5		Treatment is not expected to be required	
Neighbouring Constraints		0		Site has neighbouring constraints with no potential for mitigation	
Impact on Community Facilities		5		Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility	
Comments on Suitability		In range of bus stops. Direct existing access from Runwell Road.			
Availability Criteria:				Availability Score: 1	
Land Ownership		5		Held by developer/willing 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		Mapping shows burial ground on site.			
Achievability Criteria:				Achievability Score: 1	
Viability		5		Development is likely viable	
Timescale for Deliverability		5		Up to 5 years	
Comments on Achievability					
Other Comments:		Generally Flat.			

<b>SHELAA Reference: CFS67</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Allotment Gardens, Runwell Road, Runwell, Wickford, Essex				
Parish:	Runwell	Typology:	6		
Developable Site Area (ha):	6.89	Reason for discounted areas:			
Potential Yield:	169	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Direct access from Runwell Road. Adjacent to Grade 2 listed building. Allotments on site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	0	Site faces known legal issues			
Planning Permission or Allocation	Approx 1.77ha of site is an allotment garden which is not available for development				
Comments on Availability	Partially an allotment site. Site in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS68</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land West of 7 Abbey Fields, Chelmsford				
Parish:	East Hanningfield	Typology:	8		
Developable Site Area (ha):	0.84	Reason for discounted areas:			
Potential Yield:	24	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Site could be accessed from an extension to the existing vehicular access at Abbey Fields. 2 trees on site protected under TPO/2001/021.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS69</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Bromley Lodge, Tileworks Lane, Rettendon Common, Chelmsford, Essex, CM3 8HB				
Parish:	East Hanningfield	Typology:	16		
Developable Site Area (ha):	0.9	Reason for discounted areas:			
Potential Yield:	35	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Historic Landfill: EAHLD01182 covers Northern area of site. ECC Contaminated Land, Glass/Brick/Tile manufacture: CHL126.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS70</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land At Green Lane, Roxwell, Chelmsford, Essex				
Parish:	Roxwell	Typology:	7		
Developable Site Area (ha):	1.45	Reason for discounted areas:			
Potential Yield:	41	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing fields access from Green Lane. 3 trees on site protected under TPO/2007/009.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Partially developed under 18/00996/FUL				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS71</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land East of Rignals Lane, Galleywood, Chelmsford, Essex				
Parish:	Galleywood	Typology:	5		
Developable Site Area (ha):	15.43	Reason for discounted areas:			
Potential Yield:	378	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS72</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North of the Weir and West of Brook Hill, Little Waltham, Chelmsford				
Parish:	Little Waltham	Typology:	7		
Developable Site Area (ha):	1.7	Reason for discounted areas:			
Potential Yield:	48	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more 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 asset			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	0	Site wholly within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular access could be provided from Brook Hill. Within conservation area. 1 tree on site protected under TPO/2017/022.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS73</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land East and West of A1114 and North and South of the A12, Great Baddow and Galleywood, Chelmsford, Essex				
Parish:	Galleywood	Typology:	3		
Developable Site Area (ha):	43.96	Reason for discounted areas:	Gas pipe and Buffer (2.24ha)		
Potential Yield:	739	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage asset			
Archaeological Assets	3	Site is thought to be adjacent to one or more assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle access from A1114, A12, A130, Church Street and West Hanningfield Road. Access to Cycle Route 14. Part of building of local land value. 0.05ha and handful of trees on site protected under TPO/2012/016, TPO/2005/026. Contaminated land Priority 4 SOPCO000792, SOPCO000791 within/adjacent to site. Contaminated land Priority 2 SOPCO000804, Priority 3 SOPCO000803 and Priority 4 SOPCO000324 adjacent to Western boundary of site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS74</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South East of 42 Church Hill, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	7		
Developable Site Area (ha):	1.5	Reason for discounted areas:			
Potential Yield:	42	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more 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 asset			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access to the site is available from Brook Hill. Adjacent to Grade 2 listed building. Overlaps a conservation area. 0.259ha protected under TPO/2016/017.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS75</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	215 Main Road, Great Leighs, Chelmsford, Essex, CM3 1NS				
Parish:	Great Leighs	Typology:	18		
Developable Site Area (ha):	0.14	Reason for discounted areas:			
Potential Yield:	4	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular and pedestrian access directly off Main Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Permission 20/01239/FUL granted. Awaiting start on site				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS78</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Staceys, School Lane, Broomfield, Chelmsford, Essex, CM1 7HF				
Parish:	Broomfield	Typology:	2		
Developable Site Area (ha):	48.79	Reason for discounted areas:			
Potential Yield:	820	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Access both vehicular and pedestrian available from School Lane and Hollow Lane. Grade 2 listed buildings within site. Adjacent to buildings of local land value.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	3	Development is marginal			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS79</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Montpelier Farm, Blasford Hill, Little Waltham, Chelmsford, Essex, CM3 3PG				
Parish:	Little Waltham	Typology:	5+23		
Developable Site Area (ha):	12.25	Reason for discounted areas:			
Potential Yield:	300	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access to Blasford Hill, Little Waltham. 1 tree on site protected under TPO/2001/040. Contaminated land priority 3: SOPC000130 adjacent to South East of site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SGS8				
Comments on Availability	Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS80</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South West of 217 Chignal Road, Chignal Smealy, Chelmsford, Essex				
Parish:	Chignal	Typology:	9		
Developable Site Area (ha):	0.65	Reason for discounted areas:			
Potential Yield:	16	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access from Chignal Road and Mashbury Road. Bethnal Baptist Church within site				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Bethel Baptist Church on site. Right of access required to maintain drainage. Site currently in use for other purpose.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS82</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South West of Bethel Baptist Church, Chignal Road, Chignal Smealy, Chelmsford, Essex				
Parish:	Chelmsford	Typology:	7		
Developable Site Area (ha):	1.81	Reason for discounted areas:			
Potential Yield:	51	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular, pedestrian and cycle access is available from Chignal Road. Adjacent to Grade 2 listed building. 1 tree on site protected under TPO/2016/025.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



SHELAA Reference: CFS83		Category: 3		20 May 2021	
Site Address:		Land East and West of the A12 and North and South of the A414, Great Baddow and Sandon, Chelmsford, Essex			
Parish:		Danbury		Typology: 1	
Developable Site Area (ha):		558.192		Reason for discounted areas: Electricity line (0.836ha), Gas pipeline (1.002ha)	
Potential Yield:		9378		Comments on the size of site: Size of site is potentially suitable for retail or office use	
Proposed Use:		Mixed Use			
Suitability Criteria:			Suitability Score:		3
Locality of Residential Development		0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt		
Proximity to Employment Development		5	Site is outside of any existing/proposed employment allocation		
Proximity to Retail Development		5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre		
Proximity to the Workplace		5	Site is within 2km walking distance of an employment allocation		
Proximity to the Workforce		5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary		
Public Transport		3	Site is within 400m walking distance of one or more services		
Vehicle Access		5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access		5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets		0	Site contains one or more designated heritage asset		
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		0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area		
Impact on Areas of Defined Open Space		3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space		
Impact on the Green Belt & Green Wedge		3	Site partially lies within the Metropolitan Green Belt or a Green Wedge		
Land Classification		1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3		
Impact on Locally Protected Natural Features		3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt		
Flood Risk Constraints		1	25%-50% of site area is within Flood Zone 3		
Impact on Air Quality Management Areas		5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints		3	Treatment expected to be required on part of the site		
Neighbouring Constraints		0	Site has neighbouring constraints with no potential for mitigation		
Impact on Community Facilities		5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility		
Comments on Suitability		Within range of Sandon P&R and bus stops. Possible connection to Maldon Road. Grade 2 listed building within site. Overlaps conservation area. Adjacent to buildings of local land value. Protected lane within site. 10.284ha protected under TPO/2010/021, TPO/2002/001, TPO/2002/085. 5.81ha within Local Wildlife Site. Priority 4 contaminated land within site: SOPC000473, SOPC000141, SOPC000498, SOPC000497, SOPC000140, SOPC000139, SOPC0000569, chl512.			
Availability Criteria:			Availability Score:		2
Land Ownership		3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition		3	Low intensity land uses		
Legal Constraints		5	Site does not face any known legal issues		
Planning Permission or Allocation		N/A			
Comments on Availability		Multiple ownership though promoter has option to purchase remaining area. Site currently in use for other purposes.			
Achievability Criteria:			Achievability Score:		1
Viability		3	Development is marginal		
Timescale for Deliverability		5	Up to 5 years		
Comments on Achievability					
Other Comments:		Mixed Gradient.			

<b>SHELAA Reference: CFS84</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land East of Two Wishes, Lynfords Drive, Runwell, Wickford, Essex				
Parish:	Runwell	Typology:	17		
Developable Site Area (ha):	0.44	Reason for discounted areas:			
Potential Yield:	13	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Contaminated land: SOPC000853 adjacent to north of site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS85</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North of Green Acres, Runwell Chase, Runwell, Wickford, Essex				
Parish:	Runwell	Typology:	9		
Developable Site Area (ha):	0.66	Reason for discounted areas:			
Potential Yield:	16	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Gated access from Lynfords drive. Land fronts onto Runwell Chase with rights of access.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS86</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land At Green Acres, Runwell Chase, Runwell, Wickford, Essex				
Parish:	Runwell	Typology:	21		
Developable Site Area (ha):	0.32	Reason for discounted areas:			
Potential Yield:	8	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Gated access from Lynfords drive. Land fronts onto Runwell Chase with rights of access.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS87</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	The Anchorage, Runwell Chase, Runwell, Wickford, Essex, SS11 7PU				
Parish:	Runwell	Typology:	16		
Developable Site Area (ha):	0.66	Reason for discounted areas:			
Potential Yield:	26	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Gated access from Lynfords drive. Land fronts onto Runwell Chase with rights of access.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS88</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Site At Fenn Roundabout, Burnham Road, South Woodham Ferrers, Chelmsford				
Parish:	South Woodham Ferrers	Typology:	30		
Developable Site Area (ha):	1.046	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:			
Proposed Use:	Other				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	3	Site is thought to be adjacent to one or more assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. No access point at present. Cycle Route 72 runs adjacent to site. Archaeological survey carried out indicates potential for assets on site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Operational requirements on site from UKPN. Right of access required to maintain electrics.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS89</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North West of Greenacres, Runwell Chase, Runwell, Wickford, Essex				
Parish:	Runwell	Typology:	7		
Developable Site Area (ha):	1.68	Reason for discounted areas:			
Potential Yield:	47	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Possible ransom strip.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS90</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land at 87 Main Road, Great Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Typology:	8		
Developable Site Area (ha):	0.92	Reason for discounted areas:			
Potential Yield:	26	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Site has highway frontage. 0.104ha protected under TPO/2003/098.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS91</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land East of Drakes Farm, Drakes Lane, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	7+25+29+30		
Developable Site Area (ha):	2.12	Reason for discounted areas:			
Potential Yield:	30	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Overlaps Drakes Lane employment area. Access to adjacent employment site, and has frontage onto Drakes Lane. 1.51ha protected under TPO/2003/076.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	3	Development is marginal			
Timescale for Deliverability	2	10 to 15 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS92</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South of 4 Glenside Parsonage Lane, Margaretting, Ingatestone, Essex				
Parish:	Margaretting	Typology:	7		
Developable Site Area (ha):	3.09	Reason for discounted areas:			
Potential Yield:	87	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Possible access from Parsonage Lane. Adjacent to conservation area. 0.159ha protected under TPO/2016/036. Priority 4 contaminated land SOPC000716 adjacent to northern boundary of the site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS93</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land West of Back Lane and West of Playing Fields, East of Ford End, Ford End, Chelmsford				
Parish:	Great Waltham	Typology:	6		
Developable Site Area (ha):	5.7	Reason for discounted areas:			
Potential Yield:	140	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS94</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South East of Little Waltham, East and West of Essex Regiment Way, Little Waltham and Broomfield, Chelmsford Essex				
Parish:	Broomfield	Typology:	1		
Developable Site Area (ha):	154.3	Reason for discounted areas:			
Potential Yield:	2592	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Overlaps Mid-Essex gravel site. Within range of Chelmer Valley P&R and bus stops. Any potential development to accommodate footpaths. Grade 2 listed buildings within site. 7.58ha protected under TPO/2017/013, TPO/2006/017, TPO/2002/010, TPO/2003/007. 2.57ha within Local Wildlife Site. 2ha within Essex Wildlife Trust Nature Reserve. Priority 3 contaminated land: SOPC000839, SOPC000840, SOPC000527. Contaminated land Priority 2: SOPC000248. Historic landfill: EAHLD01001, EAHLD01721. Golf course on site				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SG56				
Comments on Availability	Part of site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS95</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Wood Farm, Stock Road, Galleywood, Chelmsford, Essex, CM2 8JU				
Parish:	Galleywood	Typology:	4		
Developable Site Area (ha):	33.5	Reason for discounted areas:			
Potential Yield:	563	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.72ha within Local Nature Reserve. Priority 4 contaminated land: SOPC000810. Historic landfill: EAHLD34696.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS96</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South East of Glebe Farm, Stock Road, Galleywood, Chelmsford, Essex				
Parish:	Galleywood	Typology:	5		
Developable Site Area (ha):	18.9	Reason for discounted areas:			
Potential Yield:	463	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



SHELAA Reference: CFS97		Category: 3		20 May 2021	
Site Address:	Land South of A12 and East of Stock Road, Galleywood, Chelmsford, Essex				
Parish:	Galleywood	Typology:	6		
Developable Site Area (ha):	7.03	Reason for discounted areas:	Gas pipe and Buffer (1.17ha)		
Potential Yield:	172	Comments on the size of site:			
Proposed Use:	Residential				
Suitability Criteria:			Suitability Score:		3
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability		In range of bus stops. 1.17ha protected under TPO/2006/022.			
Availability Criteria:			Availability Score:		1
Land Ownership	5	Held by developer/willing 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 Score:		1
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
Other Comments:		Generally Flat.			

<b>SHELAA Reference: CFS98</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Site South of Woodhouse Lane and East of North Court Road, Little Waltham, Chelmsford, Essex				
Parish:	Broomfield	Typology:	7+23		
Developable Site Area (ha):	1.7	Reason for discounted areas:			
Potential Yield:	48	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.08ha protected under TPO/2005/051.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS99</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South of A414 and North of Sandon Village, Maldon Road, Sandon, Chelmsford, Essex				
Parish:	Sandon	Typology:	4		
Developable Site Area (ha):	21.5	Reason for discounted areas:			
Potential Yield:	361	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Within range of Sandon P&R and bus stops. Adjacent to Grade 2 listed building. Adjacent to conservation area.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS100</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North and South of Sandon School, Molrams Lane, Sandon, Chelmsford, Essex				
Parish:	Sandon	Typology:	5		
Developable Site Area (ha):	18.43	Reason for discounted areas:	Electricity line (0.3ha), Gas pipe and buffer (1.17ha)		
Potential Yield:	452	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Within range of Sandon P&R and bus stops. Adjacent to Grade 2 listed building. Adjacent to conservation area. Two small areas of Priority 4 land SOPC000644, SOPC000646.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Overhead electric supply cables run through the site. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS101</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North West of Park and Ride Terminus, Woodhill Road, Sandon, Chelmsford, Essex				
Parish:	Sandon	Typology:	5		
Developable Site Area (ha):	13.44	Reason for discounted areas:	Electricity line (0.06ha)		
Potential Yield:	329	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Within range of Sandon P&R and bus stops. Adjacent to the Sandon Park and Ride.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SGS3				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Overhead electric supply cables run through the site. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS102</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land at Garage Block and West of 5 to 11 Cards Road, Sandon, Chelmsford, Essex				
Parish:	Sandon	Typology:	6		
Developable Site Area (ha):	9.07	Reason for discounted areas:	Electricity line (0.02ha), Gas pipe and Buffer (0.37ha)		
Potential Yield:	222	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle access via Card's Road, although an alternate access would need to be identified for larger vehicle access into the development. Adjacent to conservation area. 0.093ha protected under TPO/2000/056.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. Additional land required to achieve access. No evidence of landowner/s support with submission. Overhead electric supply cables run through the site. Access to site limits development potential. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS103</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land East of The Willows, East Hanningfield Road, Rettendon, Chelmsford, Essex				
Parish:	Rettendon	Typology:	8		
Developable Site Area (ha):	0.73	Reason for discounted areas:			
Potential Yield:	20	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				



<b>SHELAA Reference: CFS104</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Horseshoe Farm, Main Road, Bicknacre, Chelmsford, Essex, CM3 4EX				
Parish:	Bicknacre	Typology:	6		
Developable Site Area (ha):	5.26	Reason for discounted areas:			
Potential Yield:	129	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.142ha protected under TPO/2006/001, TPO/2016/006. ECC contaminated land: CHL349.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS107</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land South East of the Yard, Old Bell Lane, Rettendon, Chelmsford, Essex				
Parish:	Rettendon	Typology:	8		
Developable Site Area (ha):	0.99	Reason for discounted areas:			
Potential Yield:	28	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS108</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land West of the Green Man and North of Highwood Road, Edney Common, Chelmsford, Essex				
Parish:	Highwood	Typology:	6		
Developable Site Area (ha):	5.06	Reason for discounted areas:			
Potential Yield:	124	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS109</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land East of Four Gables and South of Ongar Road, Highwood, Chelmsford Essex				
Parish:	Highwood	Typology:	7		
Developable Site Area (ha):	2.1	Reason for discounted areas:			
Potential Yield:	59	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS110</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land West of Red House, Cooksmill Green, Highwood, Chelmsford, Essex				
Parish:	Highwood	Typology:	6		
Developable Site Area (ha):	5.3	Reason for discounted areas:			
Potential Yield:	130	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to Grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS111</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North of Hawkin Smiths Farmhouse, Wyse Road, Highwood, Chelmsford, Essex				
Parish:	Highwood	Typology:	9		
Developable Site Area (ha):	0.57	Reason for discounted areas:			
Potential Yield:	14	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS112</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North West of Mapletree Works, Brook Lane, Galleywood, Chelmsford				
Parish:	Galleywood	Typology:	6		
Developable Site Area (ha):	4.88	Reason for discounted areas:			
Potential Yield:	120	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Possible ransom strip. Overhead electric supply cables run through the site.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b> Generally Flat.					



<b>SHELAA Reference: CFS113</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North East of Skeggs Farm, Chelmsford Road, Writtle, Chelmsford, Essex				
Parish:	Writtle	Typology:	5		
Developable Site Area (ha):	16.47	Reason for discounted areas:			
Potential Yield:	404	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to landscape of local interest. 0.33ha protected under TPO/2008/054.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Possible ransom strip. Access to site limits development potential.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS114</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Southfields, School Road, Good Easter, Chelmsford, Essex, CM1 4RT				
Parish:	Good Easter	Typology:	9		
Developable Site Area (ha):	0.62	Reason for discounted areas:			
Potential Yield:	15	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular and pedestrian access into the site serving the residential property from School Road. Adjacent to conservation area. Contaminated land: SOPC000526 and ECC contaminated land: CHL416 within site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purpose.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS115</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	The Blue House, Chignal Road, Chignal Smealy, Chelmsford, Essex, CM1 4SS				
Parish:	Chignal	Typology:	8		
Developable Site Area (ha):	1.32	Reason for discounted areas:			
Potential Yield:	37	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more 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 asset			
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage asset			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Local listed building within site. Building of local land value within site. 0.046ha protected under TPO/2002/019.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purpose.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS116</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land East of 1-15 Millfields, Danbury, Chelmsford, Essex				
Parish:	Danbury	Typology:	7		
Developable Site Area (ha):	3.3	Reason for discounted areas:			
Potential Yield:	92	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Vehicle and Pedestrian access from Mill Lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS117</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	BAE Works, West Hanningfield Road, Great Baddow, Chelmsford				
Parish:	Great Baddow	Typology:	5+25+31		
Developable Site Area (ha):	15.5	Reason for discounted areas:			
Potential Yield:	323	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage asset			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. All via West Hanningfield Road at present. Cycle Route 14 runs along Northern boundary of site. Grade 2 listed building and local listed building within site. Part of building of local land value. Priority 3 Contaminated Land: SOPC000803. Playing pitches currently on site but submission indicated community facility to be provided on site				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Part of site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS118</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land West of BAE Systems, West Hanningfield Road, Great Baddow				
Parish:	Great Baddow	Typology:	7		
Developable Site Area (ha):	1.57	Reason for discounted areas:			
Potential Yield:	44	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	3	Site is adjacent to a primary/secondary frontage, Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. All via Vicarage Lane at present.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS119</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land East of the Crescent, Little Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Typology:	32		
Developable Site Area (ha):	5.37	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:			
Proposed Use:	Retail				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	N/A				
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. The site can be accessed from Braintree Road (A131) and The Crescent.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS120</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North West of Longlands Farm, Boreham Road, Great Leighs, Chelmsford				
Parish:	Great Leighs	Typology:	6		
Developable Site Area (ha):	11.98	Reason for discounted areas:			
Potential Yield:	294	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular access would be from Bromham Road. Adjacent to a protected lane. Handful of trees protected under TPO/2000/036 at boundary				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS121</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Ash Tree House, Boyton Cross, Roxwell, Chelmsford, Essex, CM1 4LP				
Parish:	Roxwell	Typology:	25+29+30		
Developable Site Area (ha):	4	Reason for discounted areas:	Oil pipe (0.04ha)		
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
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	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Priority 3 contaminated land: SOPC000835, SOPC000836.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Part of site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>3</b>
Viability	0	Development is likely unviable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS122</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land Northwest of Wheelers Hill Roundabout, Wheelers Hill, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	6		
Developable Site Area (ha):	9.2	Reason for discounted areas:			
Potential Yield:	225	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular access from Essex Regiment Way roundabout. Area adjacent protected under TPO/2016/017Site adjacent to historic landfill: EAHL34697.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS123</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South East of Little Belsteads, Back Lane, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	7		
Developable Site Area (ha):	2.15	Reason for discounted areas:			
Potential Yield:	60	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Access to Chelmer Valley P&R. Vehicular access available from Back Lane. Priority 2 contaminated land SOPC000840. Historic landfill: EAHLD01001.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS124</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land Opposite Mid Essex Gravel Pits Ltd, Essex Regiment Way, Little Waltham, Chelmsford, Essex				
Parish:	Broomfield	Typology:	6		
Developable Site Area (ha):	7.16	Reason for discounted areas:			
Potential Yield:	175	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	0	Site is wholly comprised of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Vehicular access from Essex Regiment Way. Wholly covered by TPO referenced TPO/2006/017. 2.57ha within Local Wildlife Site. 2ha within Essex Wildlife Trust Nature Reserve. Contaminated land SOPC000527, CHL418. Historic landfill refuse tip east of Butlers Farm.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS125</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North of Cranham Road, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	6		
Developable Site Area (ha):	8.8	Reason for discounted areas:			
Potential Yield:	216	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Existing vehicular access from Drakes Lane and Cranham Road. 0.658ha protected under TPO/2003/076. Contaminated land: SOPC00463, SOPC000240.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	2	10 to 15 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS126</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Brookmans Farm, Back Lane, Stock, Ingatestone, CM4 9DD				
Parish:	Stock	Typology:	9		
Developable Site Area (ha):	0.6	Reason for discounted areas:			
Potential Yield:	14	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Site is currently accessed directly from Back Lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS127</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South of Brookmans Farm, Back Lane, Stock, Ingatestone				
Parish:	Stock	Typology:	7		
Developable Site Area (ha):	1.8	Reason for discounted areas:			
Potential Yield:	50	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS129</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South of Writtle and North of the A141, Writtle, Chelmsford, Essex				
Parish:	Writtle	Typology:	2		
Developable Site Area (ha):	56.49	Reason for discounted areas:			
Potential Yield:	949	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular access from the Lodge Road or Margaretting Road or Paradise Road. Area of contaminated land, Priority 4 and 3 SOPC000105 ECC Gravel Pit. Playing pitches currently on site but submission indicated provision of community facility on site				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Part of the site is currently in use for other purposes. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS130</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land South and South East of East Hanningfield Village, East Hanningfield, Chelmsford, Essex				
Parish:	East Hanningfield	Typology:	2		
Developable Site Area (ha):	59.061	Reason for discounted areas:	Gas pipe and Buffer (2.139ha)		
Potential Yield:	992	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle and cycle access from Main Road, Creephedge Lane and Old Church Road. 2.085ha protected under TPO/1975/039, TPO/2016/016, TPO/1984/019. Priority 4 SOPC000670 adjacent to north of site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS131</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land North and South of East Hanningfield Road, South and East of How Green, Sandon, Chelmsford, Essex				
Parish:	Sandon	Typology:	2		
Developable Site Area (ha):	72.31	Reason for discounted areas:	Gas pipe and Buffer (2.26ha)		
Potential Yield:	1215	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle access from East Hanningfield Road, Southend Road, Southlands Chase and Butts Green Road. 0.01ha and handful of trees protected under TPO/2001/126				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS132</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land surrounding Highlands Farm East and West of Southend Road, East Hanningfield, Chelmsford, Essex				
Parish:	East Hanningfield	Typology:	2		
Developable Site Area (ha):	77.1	Reason for discounted areas:	Gas Installation Buffer (1.07ha)		
Potential Yield:	1295	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Vehicle access from Main Road. Grade 2 listed building within site. Three small areas of Priority 4 contaminated land on eastern margins of eastern parcel.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Part of the site is currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS133</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South of 720 Galleywood Road, Chelmsford				
Parish:	Chelmsford	Typology:	19+25+32		
Developable Site Area (ha):	0.11	Reason for discounted areas:			
Potential Yield:	6	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular and pedestrian access from Galleywood Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS134</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South West of Silverwood, South Hanningfield Road, Rettendon, Chelmsford				
Parish:	Rettendon	Typology:	18		
Developable Site Area (ha):	0.24	Reason for discounted areas:			
Potential Yield:	7	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS135</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land north of The Old Coal Yard, Little Waltham, Chelmsford, Essex				
Parish:	Broomfield	Typology:	25		
Developable Site Area (ha):	0.38	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing vehicular access from Little Waltham Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	2	10 to 15 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS136</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land south of Cob Cottage, Church Road, West Hanningfield, Chelmsford, Essex				
Parish:	West Hanningfield	Typology:	7		
Developable Site Area (ha):	1.6	Reason for discounted areas:			
Potential Yield:	45	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. No vehicular access at present.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS137</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land West of Farrow Road, Chelmsford, Essex				
Parish:	Chelmsford	Typology:	25+30		
Developable Site Area (ha):	3.7	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	0	Over 50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to Widford Industrial Estate. In range of bus stops. Vehicular access from Rodney Way. Priority 4 contaminated land: SOPC000004.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS138</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land East of Hallfield House, Back Lane, Little Waltham, Chelmsford				
Parish:	Little Waltham	Typology:	7		
Developable Site Area (ha):	3.3	Reason for discounted areas:			
Potential Yield:	92	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to conservation area.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS139</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Boreham Airfield, Waltham Road, Boreham, Chelmsford				
Parish:	Boreham	Typology:	1		
Developable Site Area (ha):	474.736	Reason for discounted areas:	Electricity line (0.664ha)		
Potential Yield:	7976	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access strategy submitted. Several grade 2 listed buildings in/adjacent to site. Handful of trees on boundary protected under TPO/2003/009, TPO/2017/013 Numerous small Priority 4 contaminated areas of land across the site: SOPC000295, SOPC000545.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SGS6				
Comments on Availability	A safeguarded corridor runs north/south through the site which is allocated for the future North East Chelmsford Bypass. Part of site requires mineral extraction prior to development taking place.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS140</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South East of Merefields, Main Road, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	5		
Developable Site Area (ha):	13.74	Reason for discounted areas:			
Potential Yield:	337	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing Footpaths access via roads and existing gates. Area adjacent protected under TPO/2005/018				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS141</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North West of the Crescent, Little Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Typology:	7		
Developable Site Area (ha):	2.98	Reason for discounted areas:			
Potential Yield:	83	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjoins Priority 1 contaminated site: SOPC000233 - former gravel pit.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS142</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North of Lammas Cottage, High Street, Stock				
Parish:	Stock	Typology:	8		
Developable Site Area (ha):	1.2	Reason for discounted areas:	Oil pipe (0.02ha)		
Potential Yield:	34	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more 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 asset			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular access is available off Fosters Close and Stock Road. Adjacent to Grade 2 listed building. Partially within a conservation area. 0.68ha protected under TPO/2001/068.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Pipeline runs through the site which requires a 6 metre easement to be undeveloped.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS143</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land at Seven Ash Green				
Parish:	Chelmsford	Typology:	6		
Developable Site Area (ha):	9	Reason for discounted areas:			
Potential Yield:	221	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Handful of trees on site protected under TPO/1983/035. Priority 2 contaminated land SOPC000221 on portion of site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS144</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land East of St Marys Church, Church Road, Little Baddow, Chelmsford, Essex				
Parish:	Little Baddow	Typology:	17		
Developable Site Area (ha):	0.38	Reason for discounted areas:			
Potential Yield:	11	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Existing access from Church Lane. Adjacent to a protected lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
Other Comments:	Mixed Gradient.				

<b>SHELAA Reference: CFS145</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land East of Plantation Road and West of Church Road, Boreham, Chelmsford, Essex				
Parish:	Boreham	Typology:	2		
Developable Site Area (ha):	52.25	Reason for discounted areas:	Gas pipe and Buffer (0.35ha)		
Potential Yield:	878	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	3	Site is thought to be adjacent to one or more assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing field access from Plantation Road. Adjacent to Grade 2 listed building. Adjacent to conservation area. Adjacent to a protected lane. 0.11ha protected under TPO/2001/045. Priority 2 contaminated land SOPC000828 adjacent to southern parcel of site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS146</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land East of Bowen House, Wheelers Hill, Little Watham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	8		
Developable Site Area (ha):	1.03	Reason for discounted areas:			
Potential Yield:	29	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Existing field access from Plantation Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

SHELAA Reference: CFS147		Category: 3		20 May 2021	
Site Address:	Land at and West of 71 School Road, Downham, Billiricay, Essex				
Parish:	South Hanningfield	Typology:	6		
Developable Site Area (ha):	7.19	Reason for discounted areas:			
Potential Yield:	176	Comments on the size of site:			
Proposed Use:	Residential				
Suitability Criteria:			Suitability Score:		3
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Handful of trees protected under TPO/2005/030 on boundary				
Availability Criteria:			Availability Score:		1
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Small section of the site is on a long term lease as a car park.				
Achievability Criteria:			Achievability Score:		1
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
Other Comments:	Generally Flat.				

<b>SHELAA Reference: CFS148</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North of Cuton Hall Lane, Chelmer Village, Springfield, Chelmsford, Essex				
Parish:	Springfield	Typology:	7+25+29+30		
Developable Site Area (ha):	1.77	Reason for discounted areas:			
Potential Yield:	40	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 2 trees on site protected under TPO/2004/010. Nursery school on site				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS149</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North East of Mole Cottage, London Road, Chelmsford, Essex				
Parish:	Margaretting	Typology:	25		
Developable Site Area (ha):	0.4	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing vehicular access is available directly from the A1016.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>3</b>
Viability	0	Development is likely unviable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS150</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North East of Berwyn, Maldon Road, Margetting, Ingatestone, Essex				
Parish:	Margaretting	Typology:	7		
Developable Site Area (ha):	3.5	Reason for discounted areas:			
Potential Yield:	98	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular and pedestrian access off both Roman Road and Maldon Road. 7 trees on site protected under TPO/2004/043.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	The south western boundary of the site is marginally affected by low risk surface water flooding. Generally Flat.				

<b>SHELAA Reference: CFS151</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South and East of Springwood, Mashbury Road, Chignal St James, Chelmsford, Essex				
Parish:	Chignal	Typology:	17		
Developable Site Area (ha):	0.3	Reason for discounted areas:			
Potential Yield:	9	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to buildings of local land value.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS152</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North of Ash Tree House, Boyton Cross, Roxwell				
Parish:	Roxwell	Typology:	7		
Developable Site Area (ha):	2.58	Reason for discounted areas:			
Potential Yield:	72	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Priority 3 contaminated land adjacent to the south SOPC000836.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS153</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	206 and 208 Main Road, Broomfield, Chelmsford, Essex, CM1 7AJ				
Parish:	Broomfield	Typology:	25		
Developable Site Area (ha):	0.4	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing vehicular access available from B1008. Adjacent to Grade 2 listed building. Adjacent to buildings of local land value. 0.008ha protected under TPO/2001/055.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>3</b>
Viability	0	Development is likely unviable			
Timescale for Deliverability	2	10 to 15 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS154</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land East of Broomfield Library, 180 Main Road, Broomfield, Chelmsford, Essex				
Parish:	Broomfield	Typology:	17		
Developable Site Area (ha):	0.44	Reason for discounted areas:			
Potential Yield:	13	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing vehicular access available from B1008. Adjacent to buildings of local land value. 0.63ha protected under TPO/2001/055.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

SHELAA Reference: CFS155		Category: 2		20 May 2021	
Site Address:	Land North of Nurses Cottage, North Hill, Little Baddow, Chelmsford, Essex				
Parish:	Little Baddow	Typology:	8		
Developable Site Area (ha):	0.88	Reason for discounted areas:			
Potential Yield:	25	Comments on the size of site:			
Proposed Use:	Residential				
Suitability Criteria:			Suitability Score:	2	
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	0	Site is wholly comprised of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability		In range of bus stops. Wholly covered by TPO referenced TPO/2003/088.			
Availability Criteria:			Availability Score:	1	
Land Ownership	5	Held by developer/willing 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 Score:	1	
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
Other Comments:		Generally Flat.			



<b>SHELAA Reference: CFS156</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South West of 2 Scotts Green, Hollow Lane, Broomfield, Chelmsford				
Parish:	Broomfield	Typology:	6+23		
Developable Site Area (ha):	9.8	Reason for discounted areas:			
Potential Yield:	240	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access both vehicular and pedestrian available from School Lane and Hollow Lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS158</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land South of St Annes, Priory Road, Bicknacre				
Parish:	Bicknacre	Typology:	6		
Developable Site Area (ha):	6.58	Reason for discounted areas:			
Potential Yield:	161	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Northern boundary of site abuts Priory Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	The site is at risk of surface flooding from ditches that border the edge of the field parcels. Generally Flat.				

SHELAA Reference: CFS159		Category: 2		20 May 2021	
Site Address:	Field South of Jubilee Rise, Danbury, Chelmsford				
Parish:	Danbury	Typology:	7		
Developable Site Area (ha):	1.7	Reason for discounted areas:			
Potential Yield:	48	Comments on the size of site:			
Proposed Use:	Residential				
Suitability Criteria:			Suitability Score:		2
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	3	Site is within 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	The North Eastern boundary abuts Jubilee Rise and the South Western boundary abuts Gay Bower Lane. Adjacent to a protected lane. 3 trees on site protected under TPO/2006/063.				
Availability Criteria:			Availability Score:		2
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
Achievability Criteria:			Achievability Score:		1
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
Other Comments:	Generally Flat.				

<b>SHELAA Reference: CFS160</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North of Boreham Industrial Estate, Waltham Road, Boreham, Chelmsford				
Parish:	Boreham	Typology:	25+29+30		
Developable Site Area (ha):	4.45	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to an employment area. In range of bus stops. Vehicular and pedestrian access available from Euromix access.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	0	Development is likely unviable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

SHELAA Reference: CFS162		Category: 2		20 May 2021	
Site Address:	Land Adjacent to Sandpit Cottage, Holybread Lane, Little Baddow, Chelmsford				
Parish:	Little Baddow	Typology:	8		
Developable Site Area (ha):	1.4	Reason for discounted areas:			
Potential Yield:	39	Comments on the size of site:			
Proposed Use:	Residential				
Suitability Criteria:			Suitability Score:	2	
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 1.02ha protected under TPO/2006/078. SOPC000302.				
Availability Criteria:			Availability Score:	1	
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
Achievability Criteria:			Achievability Score:	1	
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
Other Comments:	Generally Flat.				

<b>SHELAA Reference: CFS163</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North side of Ladywell Lane, Sandon, Chelmsford				
Parish:	Sandon	Typology:	18		
Developable Site Area (ha):	0.2	Reason for discounted areas:			
Potential Yield:	6	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.027ha protected under TPO/2015/001.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS165</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land known as North West Quadrant, West of Avon Road, Chelmsford				
Parish:	Writtle	Typology:	2		
Developable Site Area (ha):	126	Reason for discounted areas:			
Potential Yield:	2117	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
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	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Current vehicle access via farm track to the north of junction of Roxwell Road with Lordship Lane. 0.591ha protected under TPO/1990/024. SOPC000860, SOPC000801.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership. Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	The proposal is to provide attenuation ponds adjacent to the watercourses. Generally Flat.				



<b>SHELAA Reference: CFS166</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land West of Hanbury Road, Chelmsford				
Parish:	Chelmsford	Typology:	25+29+30		
Developable Site Area (ha):	4.1	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
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 adjacent to the strategic road network, primary road network, a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	1	25%-50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	N/A				
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to Widford Industrial Estate. In range of bus stops. Vehicular and pedestrian access to the site is via Hanbury Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site occupied by other uses.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>3</b>
Viability	0	Development is likely unviable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

SHELAA Reference: CFS168		Category: 1		20 May 2021	
Site Address:	Hills Yard, Beachs Drive, Chelmsford, CM1 2NJ				
Parish:	Chelmsford	Typology:	13		
Developable Site Area (ha):	0.89	Reason for discounted areas:			
Potential Yield:	25	Comments on the size of site:			
Proposed Use:	Residential				
Suitability Criteria:			Suitability Score:	1	
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	0	Over 50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Category 2 site 933.				
Availability Criteria:			Availability Score:	1	
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site occupied by other uses.				
Achievability Criteria:			Achievability Score:	1	
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
Other Comments:	Generally Flat.				

<b>SHELAA Reference: CFS172</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South East Of Southlands Cottages, Runwell Road, Runwell, Wickford, Essex				
Parish:	Rettendon	Typology:	4		
Developable Site Area (ha):	28.73	Reason for discounted areas:	Electricity line (0.01ha)		
Potential Yield:	483	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular and pedestrian access off Runwell Road (A132). 0.591ha protected under TPO/2001/078. Category 4 SOPC000015 to the west of site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS173</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land Adjacent Danbury Mission Evangelical Church, Maldon Road, Danbury, Chelmsford, Essex				
Parish:	Danbury	Typology:	23		
Developable Site Area (ha):	0.45	Reason for discounted areas:			
Potential Yield:	29	Comments on the size of site:			
Proposed Use:	Specialist Housing				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more 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 asset			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	3	Site is within 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. New vehicular and pedestrian access approved as part of Medical Centre development has been designed to provide suitable access into the site. Within conservation area. 0.073ha protected under TPO/2002/064. Proposed care home to replace medical centre				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Possible ransom strip. Right of way over the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS174</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land West Of Byfield House, Stock Road, Stock, Ingatestone, Essex				
Parish:	Danbury	Typology:	7		
Developable Site Area (ha):	1.68	Reason for discounted areas:			
Potential Yield:	47	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle Access via Stock Road and Crondon Park Lane. Category 4 site to the east SOPC000205.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS175</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Driving Range And Golf Academy, Crondon Park Golf Club, Stock Road, Stock, Ingatestone, Essex, CM4 9DP				
Parish:	Stock	Typology:	6		
Developable Site Area (ha):	6.01	Reason for discounted areas:			
Potential Yield:	147	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	0	Site wholly within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Vehicle Access via Crondon Park Lane. Loss of golf driving range				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site occupied by other uses.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS176</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Crondon Park Golf Club Barn, Stock Road, Stock, Ingatestone, Essex				
Parish:	Stock	Typology:	7		
Developable Site Area (ha):	3.88	Reason for discounted areas:			
Potential Yield:	109	Comments on the size of site:			
Proposed Use:	Other				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	0	Site is in excess of 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
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 adjacent to the strategic road network, primary road network, a safeguarded trunk road or B road			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	0	Site wholly within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Vehicle Access via Crondon Park Lane. Grade 2 listed building within site. Loss of golf club				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site occupied by other uses.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS177</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South And North West Of Lynfords Drive, Runwell, Wickford, Essex				
Parish:	Runwell	Typology:	7		
Developable Site Area (ha):	1.702	Reason for discounted areas:	Gas pipe and Buffer (0.098ha)		
Potential Yield:	48	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	SOPC000853.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS178</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Greenacres, Domsey Lane, Little Waltham, Chelmsford, Essex, CM3 3PS				
Parish:	Little Waltham	Typology:	7		
Developable Site Area (ha):	2.48	Reason for discounted areas:			
Potential Yield:	69	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purpose.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b> Generally Flat.					

<b>SHELAA Reference: CFS179</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South Of Hunters Moon, Whites Hill, Stock, Ingatestone, Essex				
Parish:	Stock	Typology:	17		
Developable Site Area (ha):	0.3	Reason for discounted areas:			
Potential Yield:	9	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to Grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS180</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land Adjacent to Newells, Slades Lane, Galleywood, Chelmsford, Essex				
Parish:	Galleywood	Typology:	17		
Developable Site Area (ha):	0.36	Reason for discounted areas:			
Potential Yield:	11	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Via Slades Lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS181</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North and South of Brick Barns Farm				
Parish:	Broomfield	Typology:	1		
Developable Site Area (ha):	156.508	Reason for discounted areas:	Gas pipe and Buffer (0.292ha)		
Potential Yield:	2629	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Grade 2 listed buildings within site. Partially within conservation area. Adjacent to buildings of local land value. 1.063ha protected under TPO/2003/055, TPO/2004/065. SOPC000584. Proposed community facilities would replace sports centre on site				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SGS8				
Comments on Availability	Multiple ownership. Landowners have not been involved with submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS182</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North and South of Brick Barns Farm, Mashbury Road, Chignal St James, Chelmsford, Essex				
Parish:	Chelmsford	Typology:	2		
Developable Site Area (ha):	55.6	Reason for discounted areas:			
Potential Yield:	934	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Grade 2 listed building. Adjacent to buildings of local land value. 19 trees on and within boundary protected under TPO/2004/045. Category 4 sites: SOPC000587, SOPC000589, SOPC000588, SOPC000590.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	3	Development is marginal			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS183</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North of Newlands Spring and South West of Broomfield Village, Chignall and Broomfield, Chelmsford, Essex				
Parish:	Broomfield	Typology:	2		
Developable Site Area (ha):	63	Reason for discounted areas:			
Potential Yield:	1058	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle access can be gained via Hollow Lane, Patching Hall Lane, School Lane, and Main Road. Adjacent to Grade 2 listed building. Adjacent to buildings of local land value. 4 sites to the eastern parcel SOPC000600, SOPC000887, SOPC000802.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	No evidence of landowner/s support with submission. Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS187</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North South East and West of Pontlands Park Hotel, West Hanningfield Road, Great Baddow, Chelmsford				
Parish:	Great Baddow	Typology:	4		
Developable Site Area (ha):	29.355	Reason for discounted areas:	Gas pipe and Buffer (1.275ha)		
Potential Yield:	493	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	3	Site is thought to be adjacent to one or more assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to Former BAE Systems site. In range of bus stops. Access off A12/ A1114 roundabout or West Hanningfield Road. Adjacent to Local Listed building. Adjacent to buildings of local land value. Handful of trees on boundary protected under TPO/2005/026Pond identified in northern section as priority 4.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS188</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Danecroft, Woodhill Road, Danbury, Chelmsford, Essex, CM3 4DY				
Parish:	Danbury	Typology:	8		
Developable Site Area (ha):	0.98	Reason for discounted areas:			
Potential Yield:	27	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to a conservation area.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site occupied by other uses.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS189</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North West of Montpelier Villa, Main Road, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	17		
Developable Site Area (ha):	0.39	Reason for discounted areas:			
Potential Yield:	12	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SGS8				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS191</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land West of 129 Watchhouse Road, Galleywood				
Parish:	Galleywood	Typology:	5		
Developable Site Area (ha):	14.52	Reason for discounted areas:			
Potential Yield:	356	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS192</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land on the west side of North Hill, Little Baddow, Chelmsford				
Parish:	Little Baddow	Typology:	8		
Developable Site Area (ha):	0.77	Reason for discounted areas:			
Potential Yield:	22	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	0	Site is wholly comprised of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Wholly covered by TPO (0.77ha) protected under TPO/2007/129 and TPO/2007/160.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS193</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	1 Wantz Cottage, Ship Road, West Hanningfield, Chelmsford				
Parish:	West Hanningfield	Typology:	19		
Developable Site Area (ha):	0.06	Reason for discounted areas:			
Potential Yield:	3	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access from Ship Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS194</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	2 Wantz Cottage, Ship Road, West Hanningfield, Chelmsford				
Parish:	West Hanningfield	Typology:	19		
Developable Site Area (ha):	0.07	Reason for discounted areas:			
Potential Yield:	4	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS195</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land South East of 36 Castle Close and North West of 42 Catherines Close				
Parish:	Great Leighs	Typology:	7		
Developable Site Area (ha):	2.53	Reason for discounted areas:			
Potential Yield:	71	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular access achievable from Beadle Way.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS196</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South of Chelmer Village Way and North of the Chelmer and Blackwater Navigtion, Springfield, Chelmsford				
Parish:	Springfield	Typology:	4		
Developable Site Area (ha):	31.627	Reason for discounted areas:	Gas pipe and Buffer (1.153ha)		
Potential Yield:	531	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage asset			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	0	Site wholly within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	1	25%-50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	3	Site is within 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Cycle route 26, 16 run through/adjacent to site. Adjacent to Grade 2 listed building. Within conservation area. Part of building of local land value. 10.29ha within Local Wildlife Site. Handful of trees on boundary protected under TPO/2007/020, TPO/2007/021				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
Other Comments:	Generally Flat.				

<b>SHELAA Reference: CFS197</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Former Industrial Site, Rignals Lane, Galleywood, Chelmsford				
Parish:	Galleywood	Typology:	11		
Developable Site Area (ha):	1.66	Reason for discounted areas:			
Potential Yield:	139	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing vehicular access from Rignals Lane. 0.016ha protected under TPO/2006/069.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS198</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Barn adjacent the old Off Licence, Blasford Hill, Little Waltham, Chelmsford				
Parish:	Little Waltham	Typology:	17		
Developable Site Area (ha):	0.38	Reason for discounted areas:			
Potential Yield:	11	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Grade 2 listed building. 1 tree on boundary protected under TPO/2001/032				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS199</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land at Sturgeons Farm, Cow Watering Lane, Writtle				
Parish:	Writtle	Typology:	30		
Developable Site Area (ha):	0.69	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:			
Proposed Use:	Other				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	1	25%-50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Vehicle Access via Lordship Road or through the farm.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Site is already allocated within the Local Plan forming part of SPA6				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS200</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land north and south of 19 and 21 Lordship Road, Writtle				
Parish:	Writtle	Typology:	7		
Developable Site Area (ha):	1.49	Reason for discounted areas:			
Potential Yield:	42	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle Access via existing vehicular access from Lordship Road. 0.1ha protected under TPO/2016/042, TPO/2000/058.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS201</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South West of Writtle College Juicing Plant, Lordship Road, Writtle				
Parish:	Writtle	Typology:	6		
Developable Site Area (ha):	7.3	Reason for discounted areas:			
Potential Yield:	179	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle Access via existing vehicular access from Lordship Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS203</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Countryside Skills Centre, Cow Watering Lane, Writtle				
Parish:	Writtle	Typology:	23		
Developable Site Area (ha):	6.57	Reason for discounted areas:			
Potential Yield:	426	Comments on the size of site:			
Proposed Use:	Specialist Housing				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SPA6				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

SHELAA Reference: CFS204		Category: 2		20 May 2021	
Site Address:	Chelmsford City Racecourse,Great Leighs Bypass, Great Leighs				
Parish:	Great Leighs		Typology:	1	
Developable Site Area (ha):	158.5		Reason for discounted areas:		
Potential Yield:	2663		Comments on the size of site:		
Proposed Use:	Residential				
Suitability Criteria:			Suitability Score:		2
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more 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 asset			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Grade 2 listed buildings within site. 8.85ha protected under TPO/2001/083, TPO/2001/100, TPO/2005/038, TPO/2007/116. 5ha within Local Wildlife Site. 1.548ha within Ancient Woodland. Historic landfill: Essex Showground. Small areas of contaminated land scattered across the site.				
Availability Criteria:			Availability Score:		1
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part off SGS7				
Comments on Availability	Site currently in use for other purposes.				
Achievability Criteria:			Achievability Score:		1
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
Other Comments:	Mixed Gradient.				

<b>SHELAA Reference: CFS205</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Runwell Hall Farm, Hoe Lane, Rettendon, Chelmsford				
Parish:	Runwell	Typology:	2		
Developable Site Area (ha):	67.4	Reason for discounted areas:	Electricity line (0.1ha)		
Potential Yield:	1132	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Site is currently accessed from Hoe Lane. 7.15ha protected under TPO/2010/025, TPO/2010/037. 7.18ha within Local Wildlife Site. 1.548ha within Ancient Woodland.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	3	Development is marginal			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: CFS206</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South East of Sandpit Cottage, Holybread Lane, Little Baddow				
Parish:	Little Baddow	Typology:	7		
Developable Site Area (ha):	2.39	Reason for discounted areas:			
Potential Yield:	67	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to a protected lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS207</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land to the East of Bulls Lodge Farm, Generals Lane, Boreham				
Parish:	Boreham	Typology:	8		
Developable Site Area (ha):	1.13	Reason for discounted areas:			
Potential Yield:	32	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to Grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS208</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land at Manor Farm, Sandford Mill Lane, Great Baddow, Chelmsford				
Parish:	Great Baddow	Typology:	2		
Developable Site Area (ha):	90.531	Reason for discounted areas:	Gas pipe and Buffer (4.419ha)		
Potential Yield:	1521	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	0	Over 50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Cycle Route 16 runs 100 m to the north of the site. Partially within conservation area. Adjacent to buildings of local land value. 0.03ha protected under TPO/2000/008.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	To be confirmed via a detailed ground assessment and surface water drainage strategy. A detailed Flood Risk Assessment and surface water drainage strategy would be required prior to development on the site. Mixed Gradient.				

<b>SHELAA Reference: CFS209</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land East and West of Beaumont Otes, Chignal Road, Chignal Smealy, Chelmsford				
Parish:	Broomfield	Typology:	2		
Developable Site Area (ha):	60.55	Reason for discounted areas:			
Potential Yield:	1017	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to buildings of local land value. Category 4 contaminated land: SOPC000278, CHL295, CHL474, CHL479, SOPC000591.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS211</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Campion Farm, Gutters Lanes, Broomfield, Chelmsford, Essex CM1 7BT				
Parish:	Broomfield	Typology:	7		
Developable Site Area (ha):	2.49	Reason for discounted areas:			
Potential Yield:	70	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Existing vehicular access from Gutters Lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purpose.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS212</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Field East Of Saxon Way, Broomfield, Chelmsford, Essex				
Parish:	Broomfield	Typology:	6		
Developable Site Area (ha):	5.4	Reason for discounted areas:			
Potential Yield:	132	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular access from Saxon Way available to the site. Priority 4 contaminated land SOPC000227 and ECC CHL233.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS213</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South of Hassenbrook, Victoria Road, Writtle, Chelmsford				
Parish:	Writtle	Typology:	6		
Developable Site Area (ha):	10.2	Reason for discounted areas:			
Potential Yield:	250	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Priority 1 contaminated land SOPC000890.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS214</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South of Ongar Road and West of Highwood Road, Writtle, Chelmsford				
Parish:	Writtle	Typology:	7		
Developable Site Area (ha):	2.94	Reason for discounted areas:			
Potential Yield:	82	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Small portion of contaminated land CHL601.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS215</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North East of Spread Eagle, Church Lane, Great Waltham, Chelmsford				
Parish:	Great Waltham	Typology:	4		
Developable Site Area (ha):	22.7	Reason for discounted areas:			
Potential Yield:	381	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS216</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land South of Church of England Primary School, Main Road, Ford End, Chelmsford				
Parish:	Great Waltham	Typology:	6		
Developable Site Area (ha):	5.4	Reason for discounted areas:			
Potential Yield:	132	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS217</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land East of Home Pastures, Main Road, Ford End, Chelmsford				
Parish:	Great Waltham	Typology:	6		
Developable Site Area (ha):	4.4	Reason for discounted areas:			
Potential Yield:	108	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Priority 4 contaminated land SOPC000367 and ECC CHL369.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS218</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North of Hilltop, Southend Road, Howe Green, Chelmsford				
Parish:	Sandon	Typology:	18		
Developable Site Area (ha):	0.2	Reason for discounted areas:			
Potential Yield:	6	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	0	Site is wholly comprised of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Wholly covered by TPO referenced TPO/2015/018.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS219</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North of Cricketers Close, Broomfield, Chelmsford				
Parish:	Broomfield	Typology:	6		
Developable Site Area (ha):	9.7	Reason for discounted areas:			
Potential Yield:	238	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	3	Site is thought to be adjacent to one or more assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular access from White Mead. 0.431ha protected under TPO/2001/037, TPO/2001/129.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Multiple ownership. Landowners have not been involved with submission. No evidence of all landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS220</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North East of Hands Farm Cottages, Radley Green Road, Highwood				
Parish:	Highwood	Typology:	17		
Developable Site Area (ha):	0.38	Reason for discounted areas:			
Potential Yield:	11	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Public highway runs alongside the site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Possible allotment site. Land acquired as allotments.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS221</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land West of Greenfield, Highwood Road, Edney Common, Chelmsford				
Parish:	Highwood	Typology:	18		
Developable Site Area (ha):	0.19	Reason for discounted areas:			
Potential Yield:	6	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Public highway runs alongside the site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Possible allotment site. Play equipment on site. Land acquired as allotments.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS222</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South of Elrose, Mayes Lane, Sandon, Chelmsford				
Parish:	Sandon	Typology:	8		
Developable Site Area (ha):	1.37	Reason for discounted areas:			
Potential Yield:	38	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS223</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land Adjacent and Rear of 188 Main Road, Great Leighs, Chelmsford				
Parish:	Great Leighs	Typology:	17		
Developable Site Area (ha):	0.3	Reason for discounted areas:			
Potential Yield:	9	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access road to the site from Main Road. 0.004ha protected under TPO/2003/028.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS224</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Chenwill, Links Drive, Chelmsford				
Parish:	Chelmsford	Typology:	19		
Developable Site Area (ha):	0.065	Reason for discounted areas:			
Potential Yield:	3	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	1 tree on site protected under TPO/2006/006.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Possible ransom strip. Access to the site needs to be established.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS225</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Brookside Farm, Southend Road, Great Baddow, Chelmsford				
Parish:	Great Baddow	Typology:	7		
Developable Site Area (ha):	2.03	Reason for discounted areas:			
Potential Yield:	57	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access from Southend Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	4	Established single use			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS226</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Field Rear of Telephone Exchange, Church Street, Great Baddow, Chelmsford				
Parish:	Great Baddow	Typology:	6		
Developable Site Area (ha):	4.88	Reason for discounted areas:			
Potential Yield:	120	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	0	Treatment expected to be required on the majority of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access and site links to Church Street Great Baddow. Adjacent to buildings of local land value. 0.312ha protected under TPO/2007/081. Majority of site within Church Street Historic Landfill CHE030.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS227</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South West of Rettendon Place Farm, Main Road, Rettendon				
Parish:	Rettendon	Typology:	6+23		
Developable Site Area (ha):	10.163	Reason for discounted areas:	Gas pipe and Buffer (0.537ha)		
Potential Yield:	249	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS228</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North West of Rettendon Turnpike, Rettendon, Chelmsford				
Parish:	Rettendon	Typology:	7+23		
Developable Site Area (ha):	2.998	Reason for discounted areas:	Gas pipe (0.002ha)		
Potential Yield:	84	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle access from Rettendon turnpike.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS229</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land East of A130 and North West of Runwell Road, Rettendon				
Parish:	Rettendon	Typology:	7+23		
Developable Site Area (ha):	2.982	Reason for discounted areas:	Gas pipe and Buffer (0.248ha)		
Potential Yield:	83	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle access from Rettendon turnpike.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS230</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North West of Hillminster, Hawk Hill, Rettendon, Wickford				
Parish:	Rettendon	Typology:	7		
Developable Site Area (ha):	2.3	Reason for discounted areas:			
Potential Yield:	64	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle access from Rettendon turnpike. 2.281ha protected under TPO/2001/078.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS231</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South of Burnham Road, Battlesbridge, Wickford				
Parish:	Rettendon	Typology:	5+23		
Developable Site Area (ha):	14.462	Reason for discounted areas:	Gas pipe and Buffer (0.238ha)		
Potential Yield:	354	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle access from Rettendon turnpike. 0.238ha protected under TPO/2001/078.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS232</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land North East of Meadow Road, Rettendon, Chelmsford				
Parish:	Rettendon	Typology:	6+23		
Developable Site Area (ha):	9.58	Reason for discounted areas:			
Potential Yield:	235	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
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 adjacent to the strategic road network, primary road network, a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle access and pedestrian access.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
Other Comments:	Generally Flat.				

<b>SHELAA Reference: CFS233</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South East of Rettendon Place, Main Road, Rettendon, Chelmsford				
Parish:	Rettendon	Typology:	4		
Developable Site Area (ha):	30.32	Reason for discounted areas:			
Potential Yield:	509	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. There are road links from the Main Road into Rettendon. 0.045ha protected under TPO/1989/064.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS234</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North East of Rettendon Turnpike, Rettendon, Chelmsford				
Parish:	Rettendon	Typology:	6+23		
Developable Site Area (ha):	9.36	Reason for discounted areas:			
Potential Yield:	229	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. This site has access from the Woodham Road and Rettendon turnpike.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS235</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF				
Parish:	Little Waltham	Typology:	17		
Developable Site Area (ha):	0.3	Reason for discounted areas:			
Potential Yield:	9	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.11ha protected under TPO/2011/006, TPO/2018/005.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	There is a storm/surface water drain discharging into the site. Generally Flat.				

<b>SHELAA Reference: CFS236</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North West of Sundayville, Lynfords Drive, Runwell, Wickford				
Parish:	Runwell	Typology:	5+32		
Developable Site Area (ha):	18.477	Reason for discounted areas:	Gas pipe and Buffer (0.123ha)		
Potential Yield:	430	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Runwell Hospital contaminated land SOPC000853.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Electric pylons run through the site.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS237</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Meepswood, Park Lane, Ramsden Heath, Billericay, Essex CM11 1NN				
Parish:	South Hanningfield	Typology:	17		
Developable Site Area (ha):	0.49	Reason for discounted areas:			
Potential Yield:	15	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	There is a vehicular access still present although overgrown.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Storm drains within immediate context of the site in very poor condition. Generally Flat.				

<b>SHELAA Reference: CFS238</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Parklands West Hanningfield Road, Great Baddow, Chelmsford, Essex CM2 8HR				
Parish:	Great Baddow	Typology:	18		
Developable Site Area (ha):	0.17	Reason for discounted areas:			
Potential Yield:	5	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Present pedestrian access via 'Parklands'.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS239</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South of The Old Rectory, Mashbury Road, Chignal St James				
Parish:	Chignal	Typology:	18		
Developable Site Area (ha):	0.13	Reason for discounted areas:			
Potential Yield:	4	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Site has road frontage. Adjacent to buildings of local land value.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS240</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land between Windsor Road and Oak Road, Downham Road, Ramsden Heath, Billericay				
Parish:	South Hanningfield	Typology:	17		
Developable Site Area (ha):	0.38	Reason for discounted areas:			
Potential Yield:	11	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access from Downham Road, Windsor Road & Oak Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS241</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Civic Centre Land Site, Duke Street, Chelmsford				
Parish:	Chelmsford	Typology:	11+26+32		
Developable Site Area (ha):	1.93	Reason for discounted areas:			
Potential Yield:	130	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage asset			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Within range of rail station & bus stops. Cycle Route 45 runs along west boundary. Local listed building within site. Partially within conservation area. Part of building of local land value. Cramphorn Theatre on site				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Site is already allocated in Local Plan forming SGS1e				
Comments on Availability	Electricity substation on site. Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS243</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Play Area, Jubilee Rise, Danbury, Chelmsford				
Parish:	Danbury	Typology:	19		
Developable Site Area (ha):	0.046	Reason for discounted areas:			
Potential Yield:	2	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Electricity substation on site.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS252</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Former Church Hall, Woodhall Road, Chelmsford				
Parish:	Chelmsford	Typology:	17		
Developable Site Area (ha):	0.37	Reason for discounted areas:			
Potential Yield:	11	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Permission 19/01579/FUL granted. Awaiting start on site				
Comments on Availability	Part of site currently in use for other purposes. Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS253</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Allotment Gardens, Hill Road South, Chelmsford				
Parish:	Chelmsford	Typology:	7		
Developable Site Area (ha):	2.38	Reason for discounted areas:			
Potential Yield:	67	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more 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 is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	0	Site does not contain any non-designated heritage assets			
Archaeological Assets	0	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	0	Site wholly within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	0	Over 50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	3	Site is within 500m from a designated AQMA			
Ground Condition Constraints	0	Treatment expected to be required on the majority of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to conservation area. Site is an allotment garden. Contaminated land SOPC000885.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	0	Site faces known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Statutory allotment site. Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS254</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Freighter House Depot, Drovers Way, Boreham, Chelmsford				
Parish:	Boreham	Typology:	11+25+32		
Developable Site Area (ha):	2.808	Reason for discounted areas:	Gas pipe and Buffer (0.062ha)		
Potential Yield:	200	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Within range of proposed rail station & bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes. Entire site is not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS255</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Brand and Howes Ltd, 47 Baddow Road, Chelmsford, CM2 0DD				
Parish:	Chelmsford	Typology:	22+25		
Developable Site Area (ha):	0.09	Reason for discounted areas:			
Potential Yield:	3	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
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	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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	0	Over 50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	3	Site is within 500m from a designated AQMA			
Ground Condition Constraints	0	Treatment expected to be required on the majority of the site			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to conservation area. Contaminated land SOPC000149 and ECC CHL628. GIS shows categories 3 and 4.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of CW1d				
Comments on Availability	In process of demolition at time of assessment. Site currently in use for other purposes. Entire site is not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS256</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Garages rear of 44 St Nazaire Road, Chelmsford				
Parish:	Chelmsford	Typology:	20		
Developable Site Area (ha):	0.24	Reason for discounted areas:			
Potential Yield:	10	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Site is already allocated within the local Plan forming GSP1r				
Comments on Availability	Site currently in use for other purposes. Entire site is not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS257</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Garages rear of 27 Medway Close, Chelmsford				
Parish:	Chelmsford	Typology:	8		
Developable Site Area (ha):	1.28	Reason for discounted areas:			
Potential Yield:	36	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	1	25%-50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Site is already allocated in the Local Plan forming GSP1s				
Comments on Availability	Entire site not within promoters control. Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS260</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land North of Galleywood Reservoir, Beehive Lane, Galleywood, Chelmsford				
Parish:	Galleywood	Typology:	15		
Developable Site Area (ha):	0.78	Reason for discounted areas:			
Potential Yield:	117	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of GSP4				
Comments on Availability	Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS261</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Sandford Mill Water Works, Sandford Mill, Springfield, Chelmsford				
Parish:	Springfield	Typology:	14		
Developable Site Area (ha):	7.4	Reason for discounted areas:			
Potential Yield:	173	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all 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 asset			
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage asset			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	0	Over 50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Wholly within a conservation area. Part of building of local land value. 0.007ha within Local Wildlife Site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Site is already allocated in the Local Plan forming SPA5				
Comments on Availability	Site is currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS262</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North West of Lockside Marina, Hill Road South, Chelmsford				
Parish:	Chelmsford	Typology:	11		
Developable Site Area (ha):	1.8	Reason for discounted areas:			
Potential Yield:	151	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more 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 asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	0	Over 50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	3	Site is within 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Partially within conservation area. Contaminated land SOPC000407 and SOPC000408.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>3</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	2	Established multiple uses			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	Site is already allocated within the Local Plan forming part of CW1e				
Comments on Availability	Multiple ownership. Multiple leases on site. Part of the site currently in use for other purposes. Entire site is not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS263</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Baddow Road Car Park, Baddow Road, Chelmsford				
Parish:	Chelmsford	Typology:	13		
Developable Site Area (ha):	0.95	Reason for discounted areas:			
Potential Yield:	27	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more 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 asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	0	Over 50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	3	Site is within 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Wholly within a conservation area. Adjoining site contaminated: SOPC000726 and ECC CHL628.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Site is already allocated within the Local Plan forming CW1d				
Comments on Availability	Sewer runs through site.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS265</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Galleywood Hall, 279 Beehive Lane, Great Baddow				
Parish:	Great Baddow	Typology:	13		
Developable Site Area (ha):	1.03	Reason for discounted areas:			
Potential Yield:	29	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.008ha protected under TPO/2004/007. Galleywood Hall on site				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Permission 19/01180/FUL granted. Awaiting start on site				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS266</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Waterhouse Lane Depot and Nursery Waterhouse Lane, Chelmsford				
Parish:	Chelmsford	Typology:	15		
Developable Site Area (ha):	0.84	Reason for discounted areas:			
Potential Yield:	126	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Local Listed Buildings. Adjacent to buildings of local land value. SOPC000174.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Site is already allocated in the Locl Plan forming GSP1n				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS267</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Essex Police HQ and Sports Ground, New Court Road, Chelmsford				
Parish:	Chelmsford	Typology:	6		
Developable Site Area (ha):	4.7	Reason for discounted areas:			
Potential Yield:	115	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	0	Site contains one or more non-designated heritage asset			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access from a private road. Cycle Route 28 runs directly adjacent to the eastern side of the HQ buildings. Part of building of local land value. 0.07ha protected under TPO/2011/004. SOPC000411. Recreation ground on site				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Part of the site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	2	10 to 15 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS268</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land between Highview and High House Farm, Woodham Road, Battlesbridge				
Parish:	Rettendon	Typology:	7		
Developable Site Area (ha):	2.27	Reason for discounted areas:			
Potential Yield:	64	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access south of Woodham Road. Adjacent to grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Part of the site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS269</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land between Highview and High House Farm, Woodham Road, Battlesbridge				
Parish:	Rettendon	Typology:	6		
Developable Site Area (ha):	4.2	Reason for discounted areas:			
Potential Yield:	103	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access south of Woodham Road. Adjacent to grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Part of the site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS270</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South East of High House Farm, Woodham Road, Battlesbridge				
Parish:	Rettendon	Typology:	6		
Developable Site Area (ha):	8.1	Reason for discounted areas:			
Potential Yield:	198	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access south of Woodham Road. Grade 2 Listed Building adjacent to site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Part of the site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS271</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land between Highview and High House Farm, Woodham Road, Battlesbridge				
Parish:	Rettendon	Typology:	8		
Developable Site Area (ha):	1.04	Reason for discounted areas:			
Potential Yield:	29	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access south of Woodham Road. Grade 2 Listed Building adjacent to site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Part of the site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: CFS272</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North East of 148 The Street, Little Waltham				
Parish:	Little Waltham	Typology:	8		
Developable Site Area (ha):	1.26	Reason for discounted areas:			
Potential Yield:	35	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to a conservation area.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS274</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Bell Works, Well Lane Danbury, Chelmsford				
Parish:	Danbury	Typology:	15		
Developable Site Area (ha):	0.58	Reason for discounted areas:			
Potential Yield:	87	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular and pedestrian access is gained direct from adopted highway at Well Lane. Adjacent to a registered park. Gym, studio and children's nursery on site				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	2	10 to 15 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS276</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Former St Peters College, Fox Crescent, Chelmsford				
Parish:	Chelmsford	Typology:	6		
Developable Site Area (ha):	11.19	Reason for discounted areas:			
Potential Yield:	274	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 2 trees on boundary protected under TPO/1987/015, TPO/2001/017SOPC000851 just outside site boundary.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Site is already allocated in Local Plan forming SGS1b				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS277</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	187 Main Road, Broomfield				
Parish:	Broomfield	Typology:	7		
Developable Site Area (ha):	1.52	Reason for discounted areas:			
Potential Yield:	43	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	0	Treatment expected to be required on the majority of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.279ha protected under TPO/2008/010, TPO/2008/011. SOPC000887 covers whole of site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS280</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land South East of Ilgars Farm Cottages and North of Burnham Road, South Woodham Ferrers				
Parish:	South Woodham Ferrers	Typology:	4		
Developable Site Area (ha):	21.88	Reason for discounted areas:			
Potential Yield:	368	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SGS10				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS281</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Redes Farm Cottage, Main Road, Great Waltham, Chelmsford				
Parish:	Great Waltham	Typology:	8		
Developable Site Area (ha):	1.16	Reason for discounted areas:			
Potential Yield:	32	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more 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 asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	0	Site is wholly comprised of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. An existing access serves the existing residential dwelling. Grade 2 Listed Building within site. Wholly covered by TPO referenced TPO/2007/084.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: CFS282</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land North of South Woodham Ferrers, SWF, Chelmsford				
Parish:	South Woodham Ferrers	Typology:	2		
Developable Site Area (ha):	133.718	Reason for discounted areas:	Gas pipe and Buffer (1.582ha)		
Potential Yield:	2246	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	3	Site is adjacent to a primary/secondary frontage, Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle and Pedestrian access to the Site is from the B1418 Main Road. Adjacent to protected lanes. 1.12ha under TPO/2009/048. 1.089ha within Local Wildlife Site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Site is already allocated in the Local Plan forming part of SGS10				
Comments on Availability	Overhead electric supply cables run through the site. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				



<b>SHELAA Reference: CFS283</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land south of Sheepcotes Roundabout, Little Waltham, Chelmsford				
Parish:	Little Waltham	Typology:	4		
Developable Site Area (ha):	22.8	Reason for discounted areas:			
Potential Yield:	383	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Current agricultural vehicular access to the site from the Braintree Road. Adjacent to conservation area. Small area of contaminated land to southern boundary: SOPC000269 and CHL276.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

SHELAA Reference: 15SLAA1		Category: 2		20 May 2021	
Site Address:	Land North Of Woodhouse Lodge, Woodhouse Lane, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	4		
Developable Site Area (ha):	28.21	Reason for discounted areas:			
Potential Yield:	474	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
Suitability Criteria:			Suitability Score:		2
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access to Blasford Hill, Little Waltham. Handful of trees on site protected under TPO/2001/040, TPO/2004/065.				
Availability Criteria:			Availability Score:		2
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	Site is already allocated within the Local Plan forming part of SGS8				
Comments on Availability	Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control.				
Achievability Criteria:			Achievability Score:		1
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
Other Comments:	Mixed Gradient.				

<b>SHELAA Reference: 15SLAA2</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land Rear Of 6 To 16 Highfields Mead, East Hanningfield, Chelmsford, Essex				
Parish:	East Hanningfield	Typology:	8		
Developable Site Area (ha):	1.25	Reason for discounted areas:			
Potential Yield:	35	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular access via Bicknacre Road, East Hanningfield.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA3</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South West Of Cloughs Cottage, Main Road, Boreham, Chelmsford, Essex				
Parish:	Boreham	Typology:	7		
Developable Site Area (ha):	2.06	Reason for discounted areas:			
Potential Yield:	58	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more 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 asset			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. The site adjoins the B1137. An informal road pull-off / car park exists opposite the Cock Inn. Adjacent to Grade 2 listed building. Partially within a conservation area.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA4</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land At Margaretting Service Station, Main Road, Margaretting, Ingatestone, Essex				
Parish:	Margaretting	Typology:	9		
Developable Site Area (ha):	0.53	Reason for discounted areas:			
Potential Yield:	13	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 2 trees on site protected under TPO/2004/044.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA5</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land North Of 189 Chignal Road, Chelmsford				
Parish:	Chelmsford	Typology:	19		
Developable Site Area (ha):	0.06	Reason for discounted areas:			
Potential Yield:	3	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA6</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Hill House, Main Road, Rettendon Common, Chelmsford, Essex, CM3 8EA				
Parish:	Rettendon	Typology:	5		
Developable Site Area (ha):	19.13	Reason for discounted areas:			
Potential Yield:	469	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				



<b>SHELAA Reference: 15SLAA7</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Southern Wood, London Road, Great Notley, Braintree, Essex, CM77 7QL				
Parish:	Great Leighs	Typology:	21		
Developable Site Area (ha):	0.35	Reason for discounted areas:			
Potential Yield:	8	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA8</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	38 Victoria Road, Writtle, Chelmsford, CM1 3PA				
Parish:	Writtle	Typology:	17		
Developable Site Area (ha):	0.36	Reason for discounted areas:			
Potential Yield:	11	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Priority 2 contaminated land SOPC000414 and ECC CHL197 along eastern boundary of site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA9</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Norwood, London Road, Great Notley, Braintree, Essex, CM77 7QL				
Parish:	Great Leighs	Typology:	21		
Developable Site Area (ha):	0.47	Reason for discounted areas:			
Potential Yield:	11	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. The site is served by an existing vehicular and pedestrian access. Regular bus services.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA10</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South West Of Southernwood, London Road, Great Notley, Essex				
Parish:	Great Leighs	Typology:	18		
Developable Site Area (ha):	0.27	Reason for discounted areas:			
Potential Yield:	8	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. The site is served by an existing vehicular and pedestrian access. Regular bus services.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA12</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land East Of The Green Man, Main Road, Howe Street, Chelmsford				
Parish:	Great Waltham	Typology:	8		
Developable Site Area (ha):	0.83	Reason for discounted areas:			
Potential Yield:	23	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Ditch to side of the site clearing highway Generally Flat.				

<b>SHELAA Reference: 15SLAA13</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land Opposite 19 To 23, Church Green, Broomfield, Chelmsford, Essex				
Parish:	Broomfield	Typology:	7+23		
Developable Site Area (ha):	3.89	Reason for discounted areas:			
Potential Yield:	109	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
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 adjacent to the strategic road network, primary road network, a safeguarded trunk road or B road			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Grade 2 listed building. Partially within a conservation area. 4 trees on site protected under TPO/2005/069.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Multiple ownership. Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA16</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land East Of Banters Lane, Banters Lane, Great Leighs, Chelmsford				
Parish:	Great Leighs	Typology:	4		
Developable Site Area (ha):	35.7	Reason for discounted areas:			
Potential Yield:	600	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Handful of trees on boundary protected under TPO/2014/031. Priority 4 contaminated land within site: CHL644, CHL377, CHL376, CHL374, CHL375.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				



<b>SHELAA Reference: 15SLAA17</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land East Of Mill Lane, Great Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Typology:	18		
Developable Site Area (ha):	0.24	Reason for discounted areas:			
Potential Yield:	7	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	0.014ha protected under TPO/2011/003. Entire site is covered by Priority 3 contaminated land SPOC000403.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA18</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land East Of 685A Galleywood Road, Chelmsford, Essex				
Parish:	Chelmsford	Typology:	18		
Developable Site Area (ha):	0.18	Reason for discounted areas:			
Potential Yield:	5	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.01ha protected under TPO/2008/105.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	4	Established single use			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA20</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North Of St Swithins Cottages, Howe Green, Chelmsford, Essex				
Parish:	Sandon	Typology:	4		
Developable Site Area (ha):	23.392	Reason for discounted areas:	Electricity line (0.098ha)		
Potential Yield:	393	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	The site lies on well drained soil and readily drains to adjacent watercourses. Generally Flat.				

SHELAA Reference: 15SLAA21		Category: 3		20 May 2021	
Site Address:	National Grid Pylon 4VB042, Southend Road, Great Baddow, Chelmsford, Essex				
Parish:	Sandon	Typology:	3		
Developable Site Area (ha):	39.402	Reason for discounted areas:	Gas pipe and Buffer (0.587ha), Electricity line (0.031ha)		
Potential Yield:	662	Comments on the size of site:			
Proposed Use:	Residential				
Suitability Criteria:			Suitability Score:		3
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	0	Site contains one or more non-designated heritage asset			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Part of building of local land value. Priority 4 contaminated land SOPC000064 and ECC CHL17 within northern section of site.				
Availability Criteria:			Availability Score:		2
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control.				
Achievability Criteria:			Achievability Score:		1
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
Other Comments:	Mixed Gradient.				

<b>SHELAA Reference: 15SLAA22</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	West Side Of Entrance To Wood Haven, North Hill, Little Baddow, Chelmsford, Essex				
Parish:	Little Baddow	Typology:	7		
Developable Site Area (ha):	4	Reason for discounted areas:			
Potential Yield:	112	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to grade 2 listed building. 1 tree protected on boundary under TPO/1983/016				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: 15SLAA23</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land North East Of Telephone Exchange, Burnham Road, South Woodham Ferrers, Chelmsford				
Parish:	South Woodham Ferrers	Typology:	3		
Developable Site Area (ha):	44.53	Reason for discounted areas:	Electricity line (0.4ha)		
Potential Yield:	748	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	3	Site is adjacent to a primary/secondary frontage, Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 2.519ha within Local Wildlife Site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Site is already allocated within the Local Plan forming part of site SGS10				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: 15SLAA25</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North West Of Woodlands And Rose Marie, Banters Lane, Great Leighs, Chelmsford				
Parish:	Great Leighs	Typology:	7		
Developable Site Area (ha):	1.44	Reason for discounted areas:			
Potential Yield:	40	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	3	Site is adjacent to an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.133ha protected under TPO/2005/038. Majority of site within contaminated land SOPC000885.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Site is already allocated within the Local Plan forming part of SGS7				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



SHELAA Reference: 15SLAA28		Category: 1		20 May 2021	
Site Address:	Land East Of 52 Main Road, Great Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Typology:	6+32		
Developable Site Area (ha):	9.65	Reason for discounted areas:			
Potential Yield:	225	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
Suitability Criteria:		Suitability Score:		1	
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Grade 2 listed buildings. 0.1ha protected under TPO/2009/044				
Availability Criteria:		Availability Score:		1	
Land Ownership	5	Held by developer/willing 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 Score:		1	
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
Other Comments:		Waste Water Treatment Works to the south. Generally Flat.			

<b>SHELAA Reference: 15SLAA29</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North West Of Blatch Cote, White Elm Road, Bicknacre, Chelmsford, Essex				
Parish:	Bicknacre	Typology:	9		
Developable Site Area (ha):	0.56	Reason for discounted areas:			
Potential Yield:	13	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	0.161ha protected under TPO/2000/032.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

SHELAA Reference: 15SLAA32		Category: 3		20 May 2021	
Site Address:	Land South Of Southwood House, Woodhouse Lane, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	19		
Developable Site Area (ha):	0.07	Reason for discounted areas:			
Potential Yield:	4	Comments on the size of site:			
Proposed Use:	Residential				
Suitability Criteria:			Suitability Score:	3	
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Scheme prepared for vehicle site access already approved by Highways in principle in previous planning application: 14/02043/FUL.				
Availability Criteria:			Availability Score:	1	
Land Ownership	5	Held by developer/willing 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 Score:	1	
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
Other Comments:	Occasional flooding after heavy rains of North Court Road at entrance to Farleigh Hospice. Generally Flat.				

<b>SHELAA Reference: 15SLAA33</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South Of Woodlands, East Hanningfield Road, Sandon, Chelmsford, Essex				
Parish:	Sandon	Typology:	21		
Developable Site Area (ha):	0.24	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:			
Proposed Use:	Gypsy & Traveller				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route enabling vehicle access into/adjacent to the site			
Strategic Road Access	0	Site has no direct access to nor adjacent to the strategic road network, primary road network, a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA34</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Highwater Farm, Main Road, East Hanningfield, Chelmsford, Essex, CM3 8AH				
Parish:	East Hanningfield	Typology:	5		
Developable Site Area (ha):	15.99	Reason for discounted areas:			
Potential Yield:	392	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: 15SLAA35</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Hillview, Meadow Lane, Runwell, Wickford, Essex, SS11 7DX				
Parish:	Runwell	Typology:	16		
Developable Site Area (ha):	0.66	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:			
Proposed Use:	Gypsy & Traveller				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 adjacent to the strategic road network, primary road network, a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA36</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land East Of The Pumping Station, Old Church Road, East Hanningfield, Chelmsford, Essex				
Parish:	East Hanningfield	Typology:	9		
Developable Site Area (ha):	0.55	Reason for discounted areas:			
Potential Yield:	13	Comments on the size of site:			
Proposed Use:	Other				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Vehicle access via field gate in northern corner of the site. 0.063ha protected under TPO/2014/014.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 15SLAA37</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land Adjacent to 112 Brook Lane, Galleywood, Chelmsford, CM2 8NN				
Parish:	Galleywood	Typology:	8		
Developable Site Area (ha):	0.8	Reason for discounted areas:			
Potential Yield:	22	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

SHELAA Reference: 15SLAA38		Category: 2		20 May 2021	
Site Address:		Land South East Of 148 Mill Road, Stock, Ingatestone			
Parish:		Stock		Typology: 17	
Developable Site Area (ha):		0.45		Reason for discounted areas:	
Potential Yield:		14		Comments on the size of site:	
Proposed Use:		Residential			
Suitability Criteria:				Suitability Score: 2	
Locality of Residential Development		2		Site is adjacent to a Defined Settlement Boundary	
Proximity to Employment Development		5		Site is outside of any existing/proposed employment allocation	
Proximity to Retail Development		5		Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre	
Proximity to the Workplace		5		Site is within 2km walking distance of an employment allocation	
Proximity to the Workforce		N/A			
Public Transport		0		Site is in excess of 400m from all services	
Vehicle Access		5		A route exists enabling vehicle access into/adjacent to the site	
Strategic Road Access		N/A			
Designated Heritage Assets		5		Site does not contain any designated heritage assets	
Non-Designated Heritage Assets		5		Site does not contain any non-designated heritage assets	
Archaeological Assets		5		Site is not thought to contain any assets of archaeological interest	
Minerals & Waste Constraints		0		Site is wholly or partially within an identified Minerals or Waste Safeguarding Area	
Impact on Areas of Defined Open Space		5		Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space	
Impact on the Green Belt & Green Wedge		0		Site wholly lies within the Metropolitan Green Belt or a Green Wedge	
Land Classification		1		Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3	
Impact on Locally Protected Natural Features		3		Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt	
Flood Risk Constraints		5		Site is within Flood Zone 1	
Impact on Air Quality Management Areas		5		Site is in excess of 500m from a designated AQMA	
Ground Condition Constraints		5		Treatment is not expected to be required	
Neighbouring Constraints		5		Site has no neighbouring constraints	
Impact on Community Facilities		5		Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility	
Comments on Suitability		2 trees on site protected under TPO/2015/025.			
Availability Criteria:				Availability Score: 1	
Land Ownership		5		Held by developer/willing 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 Score: 1	
Viability		5		Development is likely viable	
Timescale for Deliverability		5		Up to 5 years	
Comments on Achievability					
Other Comments:		Generally Flat.			

<b>SHELAA Reference: 15SLAA39</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Dowsett Farm, Dowsett Lane, Ramsden Heath, Billericay, Essex, CM11 1JL				
Parish:	South Hanningfield	Typology:	6		
Developable Site Area (ha):	5.34	Reason for discounted areas:			
Potential Yield:	131	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purpose.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA40</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land North East Of Meadow Road, Rettendon, Chelmsford, Essex				
Parish:	Rettendon	Typology:	3		
Developable Site Area (ha):	38.86	Reason for discounted areas:			
Potential Yield:	653	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicular, pedestrian and cycle access is available via Main Road and Meadow Road.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	There are no known surface water issues at the site. Mixed Gradient.				

<b>SHELAA Reference: 15SLAA41</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	The Island Car Park, High Bridge Road, Chelmsford, Essex				
Parish:	Chelmsford	Typology:	15		
Developable Site Area (ha):	0.81	Reason for discounted areas:			
Potential Yield:	122	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more 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 asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	0	Over 50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	3	Site is within 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Partially within conservation area. A1099 runs above site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 15SLAA42</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land Adjacent to White Cottage, South Street, Great Waltham, Chelmsford, Essex				
Parish:	Great Waltham	Typology:	19		
Developable Site Area (ha):	0.06	Reason for discounted areas:			
Potential Yield:	3	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more 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 asset			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Gate provides access over curb from South Street. Adjacent to grade 2 listed building. Wholly within conservation area.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Multiple ownership. Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

SHELAA Reference: 15SLAA43		Category: 2		20 May 2021	
Site Address:	7 St Giles, Moor Hall Lane, Bicknacre, Chelmsford, Essex, CM3 8AR				
Parish:	Bicknacre	Typology:	6+23		
Developable Site Area (ha):	7.56	Reason for discounted areas:			
Potential Yield:	185	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
Suitability Criteria:			Suitability Score:		2
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Local Listed Buildings. 0.28ha protected under TPO/2004/023. Contaminated land SOPC000883 in north western part of site.				
Availability Criteria:			Availability Score:		1
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	Site is already allocated within the Local Plan forming GSP12				
Comments on Availability	Site currently in use for other purposes.				
Achievability Criteria:			Achievability Score:		1
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
Other Comments:	Generally Flat.				



<b>SHELAA Reference: 15SLAA44</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land Rear Of 22 Downham Road, Ramsden Heath, Billericay, Essex				
Parish:	South Hanningfield	Typology:	6+23		
Developable Site Area (ha):	7.99	Reason for discounted areas:			
Potential Yield:	196	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	High risk of surface water flooding (SWF) on Church Road but majority of site not at risk of SWF. Generally Flat.				

<b>SHELAA Reference: 15SLAA45</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road, Danbury, Chelmsford				
Parish:	Danbury	Typology:	4		
Developable Site Area (ha):	32.63	Reason for discounted areas:			
Potential Yield:	548	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.098ha protected under TPO/2007/046.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	No surface water drainage issues. Generally Flat.				

SHELAA Reference: 15SLAA46		Category: 3		20 May 2021	
Site Address:		Old Chase Farm, Hyde Lane, Danbury, Chelmsford, Essex, CM3 4LP			
Parish:		Danbury		Typology: 14	
Developable Site Area (ha):		4.25		Reason for discounted areas:	
Potential Yield:		99		Comments on the size of site:	
Proposed Use:		Residential			
Suitability Criteria:				Suitability Score: 3	
Locality of Residential Development		0		Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt	
Proximity to Employment Development		5		Site is outside of any existing/proposed employment allocation	
Proximity to Retail Development		5		Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre	
Proximity to the Workplace		0		Site is in excess of 2km walking distance of an employment allocation	
Proximity to the Workforce		N/A			
Public Transport		0		Site is in excess of 400m from all services	
Vehicle Access		5		A route exists enabling vehicle access into/adjacent to the site	
Strategic Road Access		N/A			
Designated Heritage Assets		5		Site does not contain any designated heritage assets	
Non-Designated Heritage Assets		5		Site does not contain any non-designated heritage assets	
Archaeological Assets		5		Site is not thought to contain any assets of archaeological interest	
Minerals & Waste Constraints		0		Site is wholly or partially within an identified Minerals or Waste Safeguarding Area	
Impact on Areas of Defined Open Space		5		Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space	
Impact on the Green Belt & Green Wedge		5		Site does not lie within the Metropolitan Green Belt or a Green Wedge	
Land Classification		5		Site is predominantly Previously Developed Land	
Impact on Locally Protected Natural Features		3		Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt	
Flood Risk Constraints		4		Site is wholly or partially within Flood Zone 2	
Impact on Air Quality Management Areas		5		Site is in excess of 500m from a designated AQMA	
Ground Condition Constraints		5		Treatment is not expected to be required	
Neighbouring Constraints		3		Site has neighbouring constraints with potential for mitigation	
Impact on Community Facilities		5		Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility	
Comments on Suitability		2.582ha protected under TPO/2013/013.			
Availability Criteria:				Availability Score: 1	
Land Ownership		5		Held by developer/willing owner/public sector	
Land Condition		4		Established single use	
Legal Constraints		5		Site does not face any known legal issues	
Planning Permission or Allocation		N/A			
Comments on Availability		Site currently in use for other purposes.			
Achievability Criteria:				Achievability Score: 1	
Viability		5		Development is likely viable	
Timescale for Deliverability		5		Up to 5 years	
Comments on Achievability					
Other Comments:		Generally Flat.			

SHELAA Reference: 15SLAA47		Category: 2		20 May 2021	
Site Address:	Sports Centre, Partridge Green, Broomfield, Chelmsford, Essex, CM1 7EY				
Parish:	Broomfield	Typology:	5		
Developable Site Area (ha):	12.72	Reason for discounted areas:			
Potential Yield:	312	Comments on the size of site:			
Proposed Use:	Residential				
Suitability Criteria:			Suitability Score:		2
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	0	Site would result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Sports centre & pitches on site				
Availability Criteria:			Availability Score:		1
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
Achievability Criteria:			Achievability Score:		1
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
Other Comments:	Generally Flat.				

<b>SHELAA Reference: 15SLAA48</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land South Of Rough Hill Complex, The Tye, East Hanningfield, Chelmsford, Essex				
Parish:	East Hanningfield	Typology:	6		
Developable Site Area (ha):	8.93	Reason for discounted areas:			
Potential Yield:	219	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.991ha protected under TPO/2016/016.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA1</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Storage Adjacent to Pond View, Banters Lane, Great Leighs, Chelmsford				
Parish:	Great Leighs	Typology:	17		
Developable Site Area (ha):	0.34	Reason for discounted areas:			
Potential Yield:	10	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	4	Site is within a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA3</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land West Of Peartree Cottage, Braintree Road, Little Waltham, Chelmsford				
Parish:	Little Waltham	Typology:	8		
Developable Site Area (ha):	0.78	Reason for discounted areas:			
Potential Yield:	22	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Entrance from Chatham Green Lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Building covenant in place from previous owners.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 17SLAA4</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land North Of Baileys Cottage, Chatham Green, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	8		
Developable Site Area (ha):	1.08	Reason for discounted areas:			
Potential Yield:	30	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Two entrances/exits, one either end of the plot of land bordering Chatham Green Lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA5</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Field At Crondon Park Lane, Stock, Ingatestone, Essex				
Parish:	Stock	Typology:	6		
Developable Site Area (ha):	9.19	Reason for discounted areas:			
Potential Yield:	225	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to conservation area. Adjacent to a landscape of local value.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA6</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South Of Mill View, Blasford Hill, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	17		
Developable Site Area (ha):	0.34	Reason for discounted areas:			
Potential Yield:	10	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	The southern area of the site identified by the Environment Agency as being at risk of surface water flooding. Generally Flat.				

<b>SHELAA Reference: 17SLAA7</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South Of Windmill Farm, Back Lane, East Hanningfield, Chelmsford				
Parish:	East Hanningfield	Typology:	7		
Developable Site Area (ha):	2.087	Reason for discounted areas:	Gas pipe and Buffer (0.583ha)		
Potential Yield:	58	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b> Generally Flat.					

<b>SHELAA Reference: 17SLAA9</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Rembrandt House, Blasford Hill, Little Waltham, Chelmsford, Essex, CM3 3PF				
Parish:	Little Waltham	Typology:	17		
Developable Site Area (ha):	0.46	Reason for discounted areas:			
Potential Yield:	14	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.024ha protected under TPO/2011/006.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA10</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Storage Land, Old Chase Farm, Hyde Lane, Danbury, Chelmsford, Essex				
Parish:	Danbury	Typology:	14		
Developable Site Area (ha):	7.27	Reason for discounted areas:			
Potential Yield:	170	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	3.571ha protected under TPO/2013/013.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: 17SLAA11</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North Of Cranham Road, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	6		
Developable Site Area (ha):	8.49	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to Drakes Lane employment area. 0.147ha protected under TPO/2003/076. Priority 4 contaminated land SOPC000240 within site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 17SLAA12</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Bushy Hill Communication Station, Edwins Hall Road, Woodham Ferrers, Chelmsford, CM3 8RU				
Parish:	South Woodham Ferrers	Typology:	14		
Developable Site Area (ha):	1.73	Reason for discounted areas:			
Potential Yield:	40	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	0.003ha within Local Wildlife Site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA13</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North East Of Skeggs Farm, Chelmsford Road, Writtle, Chelmsford, Essex				
Parish:	Writtle	Typology:	2		
Developable Site Area (ha):	90.15	Reason for discounted areas:			
Potential Yield:	1515	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	3	Site is thought to be adjacent to one or more assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Cycle Route 60 runs to south east corner of site. Cycle Route 40 runs adjacent to north east corner of site. Adjacent to a conservation area. Adjacent to landscape of local interest. 0.913ha protected under TPO/2008/051. 4.351ha within Local Wildlife Site. Priority 3 contaminated land SOPC000105 and Priority4 contaminated land SOPC000106 within site. ECC contaminated land CHL75, CHL76, CHL173 and CHL300 within site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA14</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South West Of Sunnyfields School, School Lane, Great Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Typology:	6		
Developable Site Area (ha):	6.66	Reason for discounted areas:			
Potential Yield:	163	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA15</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land North West Of Eagle Villas, Main Road, Ford End, Chelmsford, Essex				
Parish:	Great Waltham	Typology:	8+31		
Developable Site Area (ha):	1.25	Reason for discounted areas:			
Potential Yield:	33	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	0	Site wholly within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	The car park is leased.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	The North East corner of the site has ditches that occasionally overflow if not maintained. Generally Flat.				

<b>SHELAA Reference: 17SLAA16</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North West Of The Spread Eagle, Main Road, Margaretting, Ingatestone, Essex				
Parish:	Margaretting	Typology:	6		
Developable Site Area (ha):	4.56	Reason for discounted areas:			
Potential Yield:	112	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to conservation area. Handful of trees on boundary protected under TPO/2004/042				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA17</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Field 2284 South Of Maltings Road, Battlesbridge, Wickford, Essex				
Parish:	Rettendon	Typology:	7		
Developable Site Area (ha):	3.84	Reason for discounted areas:			
Potential Yield:	108	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more 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 asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	0	Over 50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access to Maltings Road. Partially within conservation area. ECC contaminated land CHL13 and CHL14 within site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	4	Established single use			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control. Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA18</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Lathcoats Farm Shop, Beehive Lane, Great Baddow, Chelmsford, CM2 8LX				
Parish:	Great Baddow	Typology:	5		
Developable Site Area (ha):	15.29	Reason for discounted areas:			
Potential Yield:	375	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Direct access to the site via Beehive Lane. Adjacent to grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 17SLAA19</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land East Of Broomfield Library, 180 Main Road, Broomfield, Chelmsford				
Parish:	Broomfield	Typology:	9		
Developable Site Area (ha):	0.52	Reason for discounted areas:			
Potential Yield:	12	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Access onto the Brooklands House site access. Adjacent to Local Listed Building. 0.02ha protected under TPO/2001/055.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission. Site not within promoters ownership.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA20</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Eastwood House, Glebe Road, Chelmsford, Essex, CM1 1RS				
Parish:	Chelmsford	Typology:	11		
Developable Site Area (ha):	2.2	Reason for discounted areas:			
Potential Yield:	185	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Within range of rail station & bus stops. Vehicle access for the site is via Glebe Road. Cycle Route 47 runs adjacent to northern boundary of the site. Adjacent to a conservation area. Priority 3 contaminated land: SPOC000096, SOPC000304. Priority 4 contaminated land: SOPC000300, SOPC000143. ECC CHL206.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA22</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Livery Stables, Fulbourne Farm, Boreham Road, Great Leighs, Chelmsford, CM3 1PR				
Parish:	Great Leighs	Typology:	6		
Developable Site Area (ha):	8.09	Reason for discounted areas:			
Potential Yield:	198	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to Grade 2 listed building. Adjacent to protected lanes.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA23</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North Of Paulk Hall Lane, Great Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Typology:	6+23+32		
Developable Site Area (ha):	11.95	Reason for discounted areas:			
Potential Yield:	278	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to a protected lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA24</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land Around Sewage Works, Goodmans Lane, Great Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Typology:	6		
Developable Site Area (ha):	10.13	Reason for discounted areas:			
Potential Yield:	248	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to a protected lane. 0.1ha protected under TPO/2008/046. Adjacent to sewage works.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA25</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South East Of Main Road, Great Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Typology:	7+32		
Developable Site Area (ha):	1.48	Reason for discounted areas:			
Potential Yield:	39	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA26</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land East Of The Crescent, Little Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Typology:	7+25		
Developable Site Area (ha):	3.88	Reason for discounted areas:			
Potential Yield:	98	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 17SLAA27</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Little Boyton Hall Farm, Boyton Hall Lane, Roxwell, Chelmsford, CM1 4LN				
Parish:	Roxwell	Typology:	25+29+30		
Developable Site Area (ha):	16.05	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network			
Designated Heritage Assets	0	Site contains one or more designated heritage asset			
Non-Designated Heritage Assets	5	Site does not 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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Vehicle access gained from the A1060. Grade 2 Listed Building within site. 4 trees on site protected under TPO/1987/026.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	0	Development is likely unviable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

SHELAA Reference: 17SLAA28		Category: 3		20 May 2021	
Site Address:	Land East Of Runwell Chase, Runwell, Wickford				
Parish:	Runwell	Typology:	4		
Developable Site Area (ha):	37.49	Reason for discounted areas:	Gas pipe and Buffer (0.5ha)		
Potential Yield:	630	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
Suitability Criteria:		Suitability Score:		3	
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 1.726ha protected under TPO/2009/036, TPO/2007/164, TPO/2009/038, TPO/2007/163. Priority 4 contaminated land SOPC000013 within south western corner of site.				
Availability Criteria:		Availability Score:		1	
Land Ownership	5	Held by developer/willing 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 Score:		1	
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
Other Comments:	Generally Flat.				

<b>SHELAA Reference: 17SLAA29</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Bilton Road, Chelmsford, CM1 2UP				
Parish:	Chelmsford	Typology:	11		
Developable Site Area (ha):	3.27	Reason for discounted areas:			
Potential Yield:	275	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. The site is accessed from Waterhouse Lane. Cycle Routes 44 and 57 run to/along site boundary. Handful of trees on boundary protected under TPO/2002/067Priority 3 contaminated land: SOPC000170, ECC CHL193 within site.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	2	10 to 15 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA30</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North Of Communication Station At Bushy Hill, Edwins Hall Road, Woodham Ferrers, Chelmsford				
Parish:	South Woodham Ferrers	Typology:	4		
Developable Site Area (ha):	36.74	Reason for discounted areas:			
Potential Yield:	617	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Vehicular and pedestrian access is available via Edwin's Hall Road. Adjacent to a protected lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	3	5 to 10 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: 17SLAA31</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South East Of Fortune Cottage, School Lane, Great Leighs, Chelmsford, Essex				
Parish:	Great Leighs	Typology:	17		
Developable Site Area (ha):	0.35	Reason for discounted areas:			
Potential Yield:	11	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Private vehicle and pedestrian access to site. Adjacent to Grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 17SLAA32</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Unit 1 The Applestore, Chantry Farm, Chantry Lane, Boreham, Chelmsford, CM3 3AN				
Parish:	Boreham	Typology:	7		
Developable Site Area (ha):	1.73	Reason for discounted areas:			
Potential Yield:	48	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Current access is via Chantry Lane.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	4	Established single use			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	The surface water flows from the site will be collected and conveyed via a system of swales and pipes as appropriate to a storage pond. Generally Flat.				

<b>SHELAA Reference: 18SLAA1</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North East Of Pemberton Lodge, 61 Brook End Road North, Springfield, Chelmsford, Essex				
Parish:	Springfield	Typology:	17		
Developable Site Area (ha):	0.3	Reason for discounted areas:	Gas pipe and Buffer (0.02ha)		
Potential Yield:	9	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Cycle Route 12 runs adjacent to Whitmore Crescent.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 18SLAA2</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Unit 5, Chaseside Nursery, School Lane, Great Leighs, Chelmsford, Essex, CM3 1NL				
Parish:	Great Leighs	Typology:	14		
Developable Site Area (ha):	4.39	Reason for discounted areas:			
Potential Yield:	103	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Adjacent to Grade 2 listed building.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

SHELAA Reference: 18SLAA3		Category: 3		20 May 2021	
Site Address:	Pondside Nursery And Yard, Chatham Green, Little Waltham, Chelmsford, Essex, CM3 3LE				
Parish:	Little Waltham	Typology:	21+28+36		
Developable Site Area (ha):	0.19	Reason for discounted areas:			
Potential Yield:	5	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
Suitability Criteria:			Suitability Score:		3
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Site deemed PDL as per 17/00539/CLEUD.				
Availability Criteria:			Availability Score:		1
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
Achievability Criteria:			Achievability Score:		2
Viability	0	Development is likely unviable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
Other Comments:	Generally Flat.				

<b>SHELAA Reference: 18SLAA4</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North Of Elm Green Lane, Danbury, Chelmsford, Essex				
Parish:	Danbury	Typology:	5		
Developable Site Area (ha):	13.98	Reason for discounted areas:			
Potential Yield:	343	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to a registered park. Adjacent to a protected lane. 0.202ha protected under TPO/1979/009, TPO/1983/013.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: 18SLAA5</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Gay Bowers Farm, Bakers Lane, West Hanningfield, Chelmsford, Essex, CM2 8LD				
Parish:	West Hanningfield	Typology:	6		
Developable Site Area (ha):	5.8	Reason for discounted areas:			
Potential Yield:	142	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.192ha protected under TPO/2006/044. 0.042ha within Ancient Woodland.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Mixed Gradient.				

<b>SHELAA Reference: 18SLAA6</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Poolman Ltd, Bakers Lane, West Hanningfield, Chelmsford, Essex, CM2 8LD				
Parish:	West Hanningfield	Typology:	18		
Developable Site Area (ha):	0.2	Reason for discounted areas:			
Potential Yield:	6	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	3	Site has neighbouring constraints with potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	3	Low intensity land uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 18SLAA7</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Footpath Rear Of Quilp Drive, Chelmsford, Essex				
Parish:	Broomfield	Typology:	6		
Developable Site Area (ha):	5.64	Reason for discounted areas:			
Potential Yield:	138	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 18SLAA8</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North Of Oat Leys, Broomfield, Chelmsford				
Parish:	Broomfield	Typology:	7+23		
Developable Site Area (ha):	1.92	Reason for discounted areas:			
Potential Yield:	54	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a 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			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Priority 4 contaminated land within site: SOPC000600.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 18SLAA9</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South Of Mashbury Road, Chignal, Chelmsford, Essex				
Parish:	Chignal	Typology:	6+23		
Developable Site Area (ha):	4.67	Reason for discounted areas:			
Potential Yield:	114	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Promoted by both parties. Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>					
Generally Flat.					

<b>SHELAA Reference: 18SLAA11</b>		<b>Category: 1</b>		<b>20 May 2021</b>	
Site Address:	Land South West Of Broomfield Place, Main Road, Broomfield, Chelmsford				
Parish:	Broomfield	Typology:	5		
Developable Site Area (ha):	19.54	Reason for discounted areas:			
Potential Yield:	479	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>1</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Grade 2 listed building. Adjacent to buildings of local land value. Handful of trees on boundary protected under TPO/2001/026, TPO/2002/129, TPO/2008/011 Priority 4 contaminated land: SOPC000887.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 18SLAA12</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land West Of Blue Cottage, Chignal Road, Chignal Smealy, Chelmsford, Essex				
Parish:	Chignal	Typology:	4		
Developable Site Area (ha):	24.32	Reason for discounted areas:			
Potential Yield:	409	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to buildings of local land value. Priority 4 contaminated land: SOPC000587, SPOC000589, SPOC000590.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 18SLAA13</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land West Of Avon Road, Chelmsford				
Parish:	Chignal	Typology:	2		
Developable Site Area (ha):	53.34	Reason for discounted areas:			
Potential Yield:	896	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	2	Up to 25% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to grade 2 listed building. 19 trees on and within boundary protected under TPO/2004/045 Priority 4 contaminated land: SPOC000588.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 18SLAA14</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North Of The Larthings, Chignal, Chelmsford				
Parish:	Chignal	Typology:	6+23		
Developable Site Area (ha):	10.92	Reason for discounted areas:			
Potential Yield:	268	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to buildings of local land value.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 18SLAA16</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land Adjacent To Weighbridge Site, Brook Street, Chelmsford				
Parish:	Chelmsford	Typology:	11		
Developable Site Area (ha):	1.53	Reason for discounted areas:			
Potential Yield:	129	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	5	Site is within the Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	0	Site is wholly/partially located within an existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more 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 asset			
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage asset			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	5	Site is predominantly Previously Developed Land			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	0	Treatment expected to be required on the majority of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Cycle Route 34 runs adjacent to the site. Local listed buildings within site. Part of building of local land value.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	2	Established multiple uses			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Site currently in use for other purposes.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	2	10 to 15 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 18SLAA17</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North Of The A12 East Of Southend Road, Great Baddow, Chelmsford, Essex				
Parish:	Great Baddow	Typology:	6+25+29+30		
Developable Site Area (ha):	11.034	Reason for discounted areas:	Gas pipe and Buffer (1.086ha)		
Potential Yield:	135	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	0	Site contains one or more non-designated heritage asset			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	1	25%-50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Part of building of local land value.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	The EA surface water map for the site reflects the main flooding map on site Generally Flat.				



<b>SHELAA Reference: 18SLAA18</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South Of 89 To 143 Galleywood Road, Great Baddow, Chelmsford, Essex				
Parish:	Great Baddow	Typology:	6		
Developable Site Area (ha):	7.95	Reason for discounted areas:			
Potential Yield:	195	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	3	Treatment expected to be required on part of the site			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Landowner/s have not been involved in submission. No evidence of landowner/s support with submission.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 18SLAA19</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land North Of Mill Road, North End, Dunmow, Essex, CM6 3PE				
Parish:	Great Waltham	Typology:	8		
Developable Site Area (ha):	1.37	Reason for discounted areas:			
Potential Yield:	38	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary or within the countryside within the Green Belt			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all services			
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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	Access onto Mill Road. Adjacent to grade 2 listed building. 0.03ha protected under TPO/2000/008.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 18SLAA20</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land North East Of 55 - 65 Peartree Lane, Bicknacre, Chelmsford, Essex				
Parish:	Bicknacre	Typology:	7		
Developable Site Area (ha):	1.51	Reason for discounted areas:			
Potential Yield:	42	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	3	Site partially comprises of areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. 0.019ha protected under TPO/2000/032.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 19SHELAA4</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land West Of Beauvoir Arms, Downham Road, Ramsden Heath, Billericay, Essex				
Parish:	South Hanningfield	Typology:	18		
Developable Site Area (ha):	0.252	Reason for discounted areas:			
Potential Yield:	8	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 19SHELAA5</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land Adjacent The Pines, Park Lane, Ramsden Heath, Billericay, Essex				
Parish:	South Hanningfield	Typology:	18		
Developable Site Area (ha):	0.273	Reason for discounted areas:			
Potential Yield:	8	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 19SHELAA6</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land East Of Whitegates Farm, South Hanningfield Road, Rettendon, Chelmsford, Essex				
Parish:	Rettendon	Typology:	25+29+30		
Developable Site Area (ha):	3.686	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	0	Development is likely unviable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 19SHELAA7</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Creeds Farm, School Lane, Great Leighs, Chelmsford, Essex, CM3 1NL				
Parish:	Great Leighs	Typology:	7		
Developable Site Area (ha):	3.37	Reason for discounted areas:			
Potential Yield:	94	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>2</b>
Land Ownership	0	Known to be in particularly complex/multiple ownership			
Land Condition	5	Vacant land & buildings			
Legal Constraints	3	Site may possibly face legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability	Multiple ownership. No evidence of all landowner/s support with submission. Entire site not within promoters control.				
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				



<b>SHELAA Reference: 19SHELAA8</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land East Of De Beauvoir Farm, Church Road, Ramsden Heath, Billericay, Essex				
Parish:	South Hanningfield	Typology:	22		
Developable Site Area (ha):	0.15	Reason for discounted areas:			
Potential Yield:	5	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 19SHELAA9</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South Of De Beauvoir Farm, Church Road, Ramsden Heath, Billericay, Essex				
Parish:	South Hanningfield	Typology:	8		
Developable Site Area (ha):	1.075	Reason for discounted areas:			
Potential Yield:	30	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
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 fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 19SHELAA10</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Land South West Of Allotment Gardens, Hall Lane, Sandon, Chelmsford, Essex				
Parish:	Sandon	Typology:	18		
Developable Site Area (ha):	0.269	Reason for discounted areas:			
Potential Yield:	8	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	2	Site is adjacent to a Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	3	Site partially within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	1	25%-50% of site area is within Flood Zone 3			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 19SHELAA12</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land South West Of Warehouse, Highwood Road, Highwood, Chelmsford, Essex				
Parish:	Writtle	Typology:	25+29+30		
Developable Site Area (ha):	0.985	Reason for discounted areas:			
Potential Yield:	0	Comments on the size of site:	Size of site is potentially suitable for all employment use		
Proposed Use:	Employment				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary			
Proximity to Employment Development	N/A				
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	N/A				
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	0	Site is in excess of 400m from all services			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	2	Site has direct access to or is adjacent to a safeguarded trunk road or B road			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	0	Site wholly lies within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	N/A				
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>2</b>
Viability	0	Development is likely unviable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>	Generally Flat.				

<b>SHELAA Reference: 19SHELAA13</b>		<b>Category: 2</b>		<b>20 May 2021</b>	
Site Address:	Paddock Opposite Powers Farm, Cranham Road, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Typology:	6		
Developable Site Area (ha):	4.663	Reason for discounted areas:			
Potential Yield:	114	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>2</b>
Locality of Residential Development	3	Site is adjacent to Chelmsford Urban Area or South Woodham Ferrers Urban Area			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	0	Site is in excess of 400m from all 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 asset			
Non-Designated Heritage Assets	5	Site does 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 or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	5	Site is within Flood Zone 1			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability					
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b> Generally Flat.					

<b>SHELAA Reference: 20SHELAA3</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land At Ilgars Farm, West Of Willow Grove, South Woodham Ferrers, Chelmsford, Essex				
Parish:	South Woodham Ferrers	Typology:	5+25+29+30		
Developable Site Area (ha):	14.44	Reason for discounted areas:	Electricity line (0.06ha)		
Potential Yield:	354	Comments on the size of site:	Size of site is potentially suitable for retail or office use		
Proposed Use:	Mixed Use				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Proximity to the Workforce	5	Site is within 2km walking distance of the Chelmsford Urban Area or South Woodham Ferrers Urban Area and/or a Defined Settlement Boundary			
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route enabling vehicle access into/adjacent to the site			
Strategic Road Access	4	Site has direct access to or is adjacent to a primary road network			
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	5	Site does not fall within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops.				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	3	Development is marginal			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>					

<b>SHELAA Reference: 20SHELAA5</b>		<b>Category: 3</b>		<b>20 May 2021</b>	
Site Address:	Land West Of Mayes Farm, Mayes Lane, Sandon, Chelmsford, Essex				
Parish:	Sandon	Typology:	7		
Developable Site Area (ha):	3.85	Reason for discounted areas:			
Potential Yield:	108	Comments on the size of site:			
Proposed Use:	Residential				
<b>Suitability Criteria:</b>				<b>Suitability Score:</b>	<b>3</b>
Locality of Residential Development	0	Site is outside of any Defined Settlement Boundary			
Proximity to Employment Development	5	Site is outside of any existing/proposed employment allocation			
Proximity to Retail Development	5	Site is outside of any primary/secondary frontage or a Principal Neighbourhood Centre or other Neighbourhood Centre			
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation			
Proximity to the Workforce	N/A				
Public Transport	3	Site is within 400m walking distance of one or more services			
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals or Waste Safeguarding Area			
Impact on Areas of Defined Open Space	5	Site not within an area defined as Public Open Space, an existing/proposed Country Park or 'Other' Green Space			
Impact on the Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or a Green Wedge			
Land Classification	1	Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 1, Grade 2 or Grade 3			
Impact on Locally Protected Natural Features	5	Site does not comprise of any areas of: Ancient Woodland, TPO, SSSI, LoW, Local Nature Reserve, RAMSAR, Special Protection Area, Special Area of Conservation, Essex Wildlife Trust Nature Reserve, Marine Conservation Zone or Coastal Protection Belt			
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2			
Impact on Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Treatment is not expected to be required			
Neighbouring Constraints	5	Site has no neighbouring constraints			
Impact on Community Facilities	5	Site would not result in the loss (without replacement) of an existing/proposed school/healthcare facility/place of worship/sports, leisure or recreation facility			
Comments on Suitability	In range of bus stops. Adjacent to Historic landfill: EAHLD00476; Priority 2: SOPC000334				
<b>Availability Criteria:</b>				<b>Availability Score:</b>	<b>1</b>
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
<b>Achievability Criteria:</b>				<b>Achievability Score:</b>	<b>1</b>
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					
<b>Other Comments:</b>					