

DEVELOPMENT POLICY COMMITTEE
29 September 2016

AGENDA ITEM 7

Subject	STRATEGIC LAND AVAILABILITY ASSESSMENT (SLAA) – ANNUAL PUBLICATION
Report by	DIRECTOR OF SUSTAINABLE COMMUNITIES

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Purpose

The purpose of this report is to publish the City Council's annual Strategic Land Availability Assessment (SLAA).

Recommendation

That the content of this report be noted and that the Site Assessments and supporting information attached at **Appendices 1, 2, 3, 4, 5 and 6** to this report are published on the City Council's website, in accordance with the SLAA procedures.

Corporate Implications

Legal:	As part of the Local Plan process a Strategic Land Availability Assessment is necessary to adhere to the requirements of the National Planning Policy Framework (NPPF).
Financial:	None.
Personnel:	None.
Risk Management:	Without this document the City Council is at risk of criticism for not meeting the requirements of the NPPF in its plan making process.
Equalities and Diversity:	None.
Health and Safety:	None.
IT:	None.
Other:	None.

Policies and Strategies

The report takes into account the following policies and strategies of the Council:

- Statement of Community Involvement, January 2013
- Core Strategy and Development Control Policies DPD
- Focused Review of the Core Strategy and Development Control Policies DPD
- Chelmsford Town Centre Area Action Plan
- North Chelmsford Area Action Plan
- Site Allocations Development Plan Document
- Local Development Scheme
- Supplementary Planning Documents
- Community Infrastructure Levy Charging Schedule
- Strategic Land Availability Assessment Methodology

Chelmsford City Council's Local Development Framework takes into account all published strategies of the Council, together with the Community Plan published by the Chelmsford Partnership.

Corporate Plan Priorities

The report relates to the following priorities in the Corporate Plan

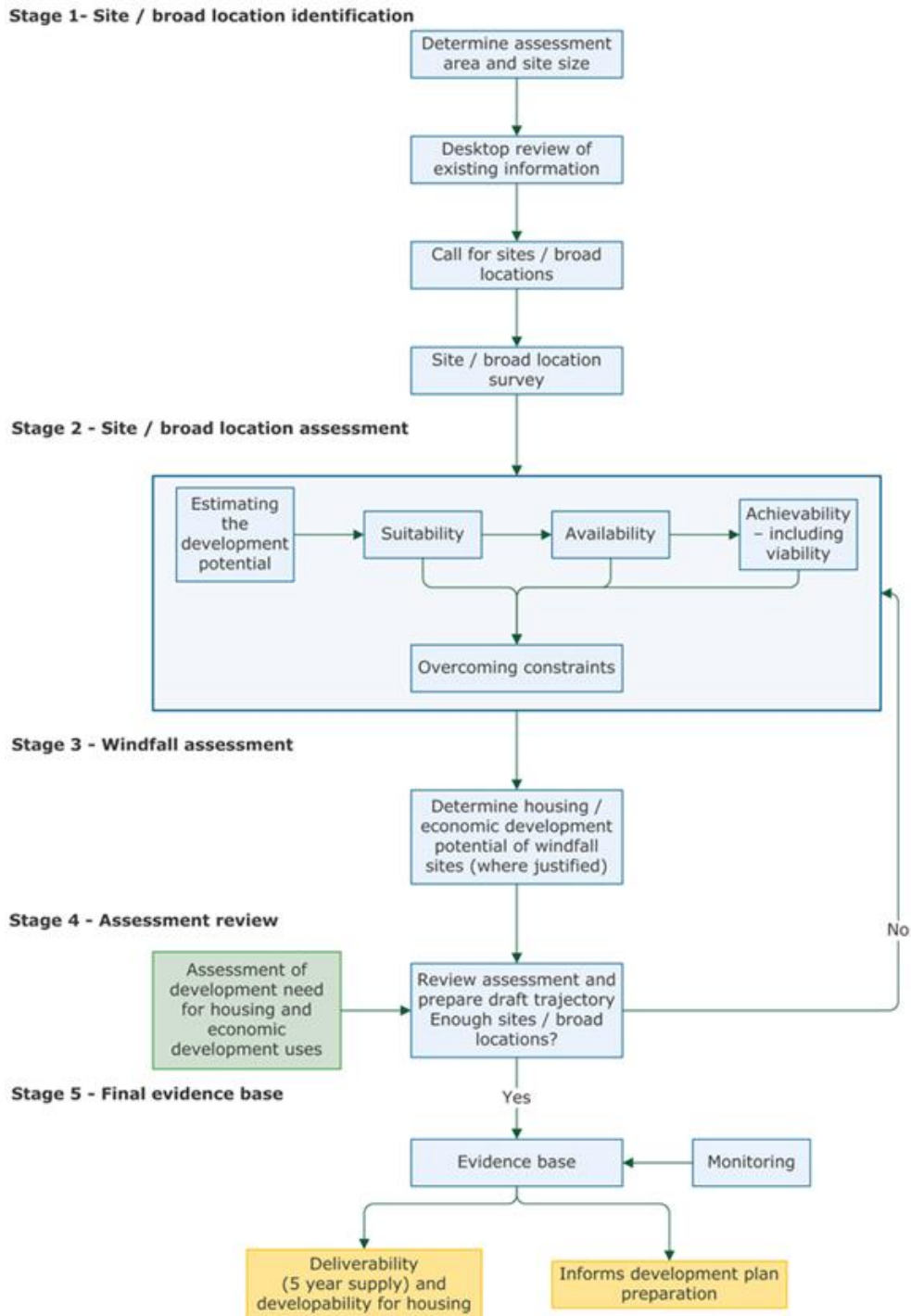
Attracting investment and delivering infrastructure	√
Facilitating suitable housing for local needs	√
Providing high quality public spaces	√
Promoting a more sustainable environment	√
Promoting healthier and more active lives	√
Enhancing participation in cultural activities	

1. Background

- 1.1 The background into the need to carry out a Strategic Land Availability Assessment (SLAA) has been reported previously to the Development Policy Committee in January 2015 (Item 7).
- 1.2 The City Council has published a methodology for carrying out its Strategic Land Availability Assessment; this was approved by the Development Policy Committee at its meeting held on 5th March 2015 (Item 9).
- 1.3 Links to these two items can be found at:
<http://www.chelmsford.gov.uk/development-policy-committee-15-jan-2015-700pm>
and
<http://www.chelmsford.gov.uk/development-policy-committee-05-mar-2015-700pm>
- 1.4 At the meeting of the Committee held on 2nd September 2015 the first publication of the City Council's SLAA was published in full. This included a full assessment of all sites submitted through the 2014 'Call for Sites'.

2. Policy Background

- 2.1 Chelmsford City Council is progressing the SLAA, which will help identify land that may be suitable for development in the new Local Plan for the period up to 2036. The full process for completing a SLAA is set out in the chart below, which is taken from the Government's Planning Policy Guidance (PPG).



3. Assessment of Sites

- 3.1 This report effectively deals with the annual publication of 'Stage 2' of the SLAA. It should be noted that, as set out in the City Council's published Strategic Land Availability Assessment Methodology, this initial Stage 2 assessment is based on the City Council's adopted planning policies in the current Local Plan.
- 3.2 It is important to note that the SLAA is not a one off assessment and it will continue to be updated and monitored as the City Council continues to move towards the new Local Plan. As the new Local Plan progresses the SLAA assessment will need to be updated in line with emerging or new local policies. Furthermore, as new information for sites comes forward, or there are other changes, the SLAA will need to be updated, as it has been since its last publication in 2015.
- 3.3 This annual publication includes:
- Relevant updates to existing SLAA sites which have been received by the City Council since the last publication of the assessment in September 2015
 - New sites which have been submitted to the City Council since the last publication of the assessment in September 2015
 - New sites which were submitted to the City Council through the new Local Plan Issues and Options Consultation
 - Updated Parish Maps to include all SLAA previous and new sites submissions.
- 3.4 Any new sites or further information which have been received after August 2016 have not been included within this publication and will be carried over into the next annual publication of the SLAA in 2017.
- 3.5 Based on the above it is important to note that the assessments published with this report are by no means conclusive or final: it is simply an annual publication of the sites based on the latest available information and planning policies.
- 3.6 Therefore, as set out previously, the results of this and indeed any future SLAA assessments do not mean that a site will necessarily be allocated for future development in the Local Plan. The SLAA is simply a way of helping the Council establish what sites/land could potentially be made available for development in the future. It is the Local Plan itself which will select from these sites and allocate appropriate sites, not the SLAA.
- 3.7 Officers have identified additional sites in Chelmsford Urban Area with potential for residential development. These sites were not submitted as part of the Call for Sites, and are included in a separate evidence base report entitled 'Housing Capacity in Chelmsford Urban Area'.

4 Assessment Process

- 4.1 The SLAA has been carried out in accordance with the City Council's approved Strategic Land Availability Assessment Methodology (March 2015). This involves an assessment of the Suitability, Availability and Achievability of each site. This information comes from the forms and further information submitted by the Developer/Landowner who submitted the site into the SLAA, which has then been checked against City Council records and current planning policy.

Suitability

- 4.2 Suitability of a site has been assessed against current policy and physical constraints of each site. For example, such constraints include, but are not limited to, if a site is within the Green Belt, Green Wedge, a flood zone, or has electricity lines or pipelines running through it.
- 4.3 This assessment identifies constraints which may limit the development potential of a site and discounts areas affected by such constraints.

Availability

- 4.4 Availability of a site has been assessed against the information submitted by the Landowner/Developer who submitted each site, as well as any other information known to the City Council.
- 4.5 This assessment identifies issues which have an impact on when and if a site may become available for development. For example, issues which have been considered that may affect the availability of a site include, but are not limited to, multiple land ownerships, potential ransom strips and other land uses on a site.

Achievability

- 4.6 Availability of a site has been assessed against the information submitted by the Landowner/Developer who submitted each site, as well as viability assessments for all sites. This viability work was carried out on the City Council's behalf by Peter Brett Associates (PBA) and is attached at **Appendix 1**.
- 4.7 The report attached at Appendix 1 sets out the methodology used to test the potential viability of sites based on a number of potential site typologies. This remains the same as that published alongside the last publication of the SLAA assessment in 2015.
- 4.8 This work then feeds into the overall site assessment which is attached at Appendix 2.

Overall Assessment

Appendix 2 – SLAA Database Methodology and Output

- 4.9 Appendix 2 sets out the overall methodology used to bring the Suitability, Availability and Achievability assessments together for each site.

Appendix 3 – SLAA Assessment Criteria

- 4.10 Attached at Appendix 3 is the Assessment Criteria which has been used to assess all sites. From this work, two lists of sites have been produced (Appendix 4 and Appendix 6). Sites are listed in numerical order, based on their previously published reference number if applicable, and provide the overall SLAA assessment for each site.

Appendix 4 – ‘Policy on’ Site Assessments

- 4.11 Appendix 4 is for all sites outside of the Green Belt or a Green Wedge (essentially a ‘policy on’ approach).

Appendix 5 – List of Discounted Sites

- 4.12 For those sites which failed to overcome an ‘absolute constraint’, e.g. fell within the Green Belt the site is not carried forward into the overall assessment at Appendix 4.
- 4.13 A list of all those sites which were not carried forward into the overall assessment and the reason for discounting them is attached at Appendix 5.

Appendix 6 – ‘Policy off’ Site Assessments

- 4.14 For those sites which were discounted due to the fact they either fell within the Green Belt or a Green Wedge these sites have been assessed fully at Appendix 6. This gives the assessment for all of those sites as if they were not in the Green Belt or a Green Wedge (essentially a ‘policy off’ assessment) to inform the City Council. However, at this point in time, based on current policy these sites are not currently to be carried forward as they do not comply with current policy constraints.
- 4.15 It should also be noted that current ‘absolute constraints’ may be amended at a later date should the City Council take the view that such constraints may no longer apply, i.e. if Green Wedges are reviewed sites within a Green Wedge can be brought back into the assessment. As set out above, the current assessment at Appendix 4 is based on current planning policy.
- 4.16 In order to ascertain which scores to give each site, assessments are based on the information supplied by the Landowner/Developer within the SLAA submission forms which were submitted for each site. This has then been checked for accuracy by the City Council and further checks made against a number of criteria for each site. This work was then submitted to PBA who used it to produce consistent scores for each constraint in Appendices 4 and 5.

Maps

- 4.20 Updated SLAA maps for each Parish within Chelmsford, and one map for the Chelmsford Urban Area can be found at: <http://www.chelmsford.gov.uk/call-for-sites>

5. Next Steps

- 5.1 The Strategic Land Availability Assessment Methodology will continue to be followed and updated annually to continue to produce a robust assessment of land availability to inform the City Council in the preparation of the new Local Plan.

6. Conclusion

- 6.1 The Committee is requested to note this report and agree to publish the Site Assessments and supporting information attached at **Appendices 1, 2, 3, 4, 5 and 6** to this report, as part of the SLAA process.

List of Appendices

- Appendix 1 – Viability Study
- Appendix 2 – Database Methodology
- Appendix 3 – Assessment Criteria
- Appendix 4 – Non-Discounted Sites
- Appendix 5 – List of Discounted Sites
- Appendix 6 – Assessment for Discounted Sites

Background Papers

- The Town and Country Planning (Local Planning) (England) Regulations 2012
- National Planning Policy Framework (March 2012)
- Planning Practice Guidance (March 2014)
- Chelmsford City Council Strategic Land Availability Assessment Methodology – March 2015

APPENDIX I

SLAA Viability Study



Chelmsford SLAA

Viability Study – Final Report

On behalf of **Chelmsford City Council**

Project Ref: 28509 | Rev: Final | Date: August 2015

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Document Control Sheet

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For and on behalf of Peter Brett Associates LLP				

Revision	Date	Description	Prepared	Reviewed	Approved
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V.2	18.08.2015	Final including Council's amendments	KG	SC	CQ

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Appendix B	Appraisal Assumptions
Appendix C	Detailed Appraisals

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1 Introduction

1.1 Commission

- 1.1.1 Peter Brett Associates has been instructed by Chelmsford City Council to prepare a viability assessment to assist the Council in the preparation of the Strategic Land Availability Assessment (SLAA) 2015.
- 1.1.2 The proposed methodology for undertaking the SLAA for Chelmsford City Council was published in February 2015 for consultation. This clearly identifies the need to identify the extent of land considered deliverable (i.e. available now, in a suitable location and achievable - i.e. viable - over the forthcoming five year period), thus forming the five year housing land supply, and to identify that land which is potentially developable over a longer period (i.e. 6- 15 years) on the basis that it is likely to be suitable, available, and viable over a longer period. This is a specific requirement of National Planning Policy Framework (NPPF).
- 1.1.3 As part of the preparation of Chelmsford City Council's new Local Plan, the Council has sought information from landowners and developers on sites they wish to promote for future development. The 'Call for Sites' ran from 3 November to 19 December 2014 and gave parties the opportunity to submit sites to the Council for the consideration of future development.
- 1.1.4 In assessing all sites submitted through the Call for Sites the Council has confirmed they will follow the latest National Guidance. To ensure the Council's assessment is transparent, a Draft Strategic Land Availability Assessment Methodology (the methodology) has been produced. This sets out the City Council's approach to assessing sites submitted through the Call for Sites, as well as the on-going assessment of land availability throughout the Local Plan process. The report that was submitted to committee on the 5th March contained a flow chart (copy enclosed in Chapter 3 of this report) which sets out the Council's approach and is consistent with National Planning Policy Guidance (NPPG).
- 1.1.5 This study will form part of the Stage 2 'Site/Broad location assessment'. The Council has confirmed that the purpose of this work is to focus on the viability of sites, and does not consider the suitability and availability of sites. The assessment of all sites 'suitability' and 'availability' is being carried out separately and the findings of this study will feed into this piece work.

1.2 Document status

- 1.2.1 The assessment of sites within this document is based upon information available at the time of writing (Summer 2015) and reflects the current assessment of sites based on the development plans and also current market conditions.
- 1.2.2 Identification of sites as potentially deliverable within this study does not provide any status to a site and should not be considered to be the Council's view with regard to a particular site. Government guidance is very clear "The assessment is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for development".¹
- 1.2.3 This document must be considered as part of the wider evidence base for the Development Plan but cannot be construed as committing the Council to allocate any particular parcel of land for a particular use, nor approve any application for its development. The document will however be used by the Council in its review of its Development Plan and will provide evidence in the preparation of the forthcoming Chelmsford Plan.

¹ NPPG (2014) *Does the assessment allocate land in development plans?*(paragraph 3)

1.3 Structure of Report

1.3.1 This report is set out as follows:

Section 2 Local and national policy context

1.3.2 This section of the report summarises the policy documents relevant to the future development of sites in the study area.

Section 3 Viability Methodology

1.3.3 This section describes the methodology that we have employed for the study, which is in accordance with the Council's Draft Strategic Land Availability Assessment Methodology.

Section 4 Market Assessment

1.3.4 This section of the report provides an assessment of the residential and commercial markets in 2015. This analysis was used to inform the revenue assumption in our appraisal, and the threshold land value. In our assessment we relied on recognised published data from Land Registry, Department for Communities and Local Government (DCLG), Focus, Lambert Smith Hampton, CBRE and JLL commercial research reports and the Harman Report². We also supplemented this information with consultation with local agents.

Section 5 Review of Identified Sites

1.3.5 This section provides our analysis of the SLAA sites. The analysis is to formulate a number of typologies (i.e. sample sites) representative of the range of sites put forward by developers, landowners and other promoters that we could use in our testing.

Section 6 Viability Assumptions

1.3.6 In this section of the report we set out our assessment of the cost and value inputs which are used to test the viability of potential development sites. As mentioned above the assumptions on values are taken from Section 4 of this report. Costs are based on recognised published data and industry standard assumptions. This method is widely recognised by the industry and is therefore deemed suitable for the purposes of this study.

Section 7 Results of Viability Testing

1.3.7 In this section we provide the results of the viability testing. A copy of the appraisals are contained in Appendix C of this report.

Section 8 Conclusions

1.3.8 This section of the report provides a conclusion of our analysis.

1.4 Limitations of Report

1.4.1 This report and the accompanying appraisals are documents in relation to the Strategic Land Availability Assessment (SLAA). As per Valuation Standards 1 of the RICS Valuation Standards - Global and UK Edition the advice expressly given in the preparation for, or during the course of negotiations or possible litigation does not form part of a formal "Red Book" valuation and should not be relied upon as such.

² Local Housing Delivery Group (June 2012) *Viability Testing Local Plans – Advice for planning practitioners*

2 Local and national policy context

2.1 Introduction

2.1.1 This piece of work forms part of the deliverability appraisal of the SLAA assessment. As such it is subject to the Local and National policy context. In this Chapter we have outlined a summary of the applicable policy context.

2.2 SLAA

2.2.1 The SLAA is an evidence base document, required by Government, which will identify land and buildings that may be suitable for development after 2021. The document is a key part of preparing a new Local Plan for the City Council's area until 2036.

2.2.2 Its purpose is to:

- Identify sites in the City with potential for housing or economic development;
- Work out how many houses or units could be built on them; and
- Work out when they could be provided.

2.2.3 The assessment does not allocate sites for development or grant planning permission.

2.2.4 The SLAA process commenced with the Council seeking information from landowners and developers on sites they wish to promote for future development in order to explore possible areas of land for future development within the Chelmsford administrative area. The 'Call for Sites' ran from 3 November to 19 December 2014 and gave parties the opportunity to submit sites to the Council for consideration for future development.

2.2.5 In assessing all sites submitted through the Call for Sites the City Council have confirmed they will follow the latest National Guidance on undertaking a SLAA as set out by the NPPF³, NPPG⁴, the Harman Report⁵ and RICS Guidance.⁶

2.3 The NPPF

2.3.1 The NPPF requires an assessment of Housing Land Availability to be undertaken. Specifically this assessment is required to identify the extent of land considered deliverable (i.e. available now, in a suitable location and achievable - i.e. viable - over the forthcoming five year period), thus forming the five year housing land supply, and to identify that land which is potentially developable over a longer period (i.e. 6- 15 years) on the basis that it is likely to be suitable, available, and viable over a longer period.

Local Plan

2.3.2 Paragraph 158 of the NPPF requires that local planning authorities should ensure that their Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities

³ National Planning Policy Framework (Dept. for Communities & Local Government) March 2012

⁴ National Planning Policy Guidance 'Housing and Economic Land Availability Assessment' (Dept. for Communities & Local Government)

⁵ Viability Testing Local Plans: Advice for Planning Practitioners (Local Housing Delivery Group Chaired by Sir John Harman) June 2012

⁶ RICS (2012) Financial Viability in Planning Guidance Note

should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.

Housing

- 2.3.3 In respect of housing, paragraph 159 of the NPPF states that authorities should have a clear understanding of housing needs in their area. As part of this, local authorities should prepare a SLAA to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.
- 2.3.4 Paragraph 47 states that local planning authorities should seek to boost significantly the supply of housing through a number of avenues. Of relevance to this document, local authorities should:
- Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area as far as is consistent with the policies set out in the Framework (including identifying key sites which are critical to the delivery of the housing strategy over the plan period; and
 - Identify and update annually a supply of specific deliverables and sites sufficient to provide five years worth of housing against their housing requirements (with an additional buffer of 5% - moved forward from later in the plan period) to ensure choice and competition in the market for land.
- 2.3.5 The NPPF also states that where there has been a record of persistent under-delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

Employment

- 2.3.6 In respect of employment, paragraph 161 of the NPPF sets out the need to assess the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs. Reviews of land available for economic development should be undertaken at the same time as, or combined with, SLAA and should include a reappraisal of the suitability of previously allocated land.

Viability

- 2.3.7 A definition of viability in planning terms is provided in Paragraph 173 of the NPPF, which states:

“To ensure viability, the costs of any requirements likely to be applied to development, such as the requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable”

2.4 The NPPG

- 2.4.1 The NPPG provides further guidance in relation to the undertaken of SLAA and in considering the issue of viability in planning.
- 2.4.2 Specifically, the Guidance indicates that the key principles for understanding viability issues are as follows:

- That the obtaining of an appropriate Evidence Base will require understanding of realistic costs and values and the operation of the local development market. It suggests that ensuring understanding of issues such as past delivery rates, and direct engagement with the local development sector may be useful in obtaining evidence;
- A collaborative approach is advocated to assist the understanding of deliverability and viability. Transparency of evidence is encouraged wherever possible; and
- That the Evidence Base for housing, employment and retail policy is underpinned by a comprehensive and consistent approach to viability across the area.

2.5 Viability Testing Local Plans: Advice for Planning Practitioners (June 2012) – The Harman Report

2.5.1 The Harman report provides advice on the role of viability appraisals in the planning process, specifically in relation to the assessment of Local Plan policies.

2.5.2 It defines viability as follows:

“An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs and the costs and availability of development finance, the scheme provides a competitive return to the developer to ensure that the development takes place and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered.”

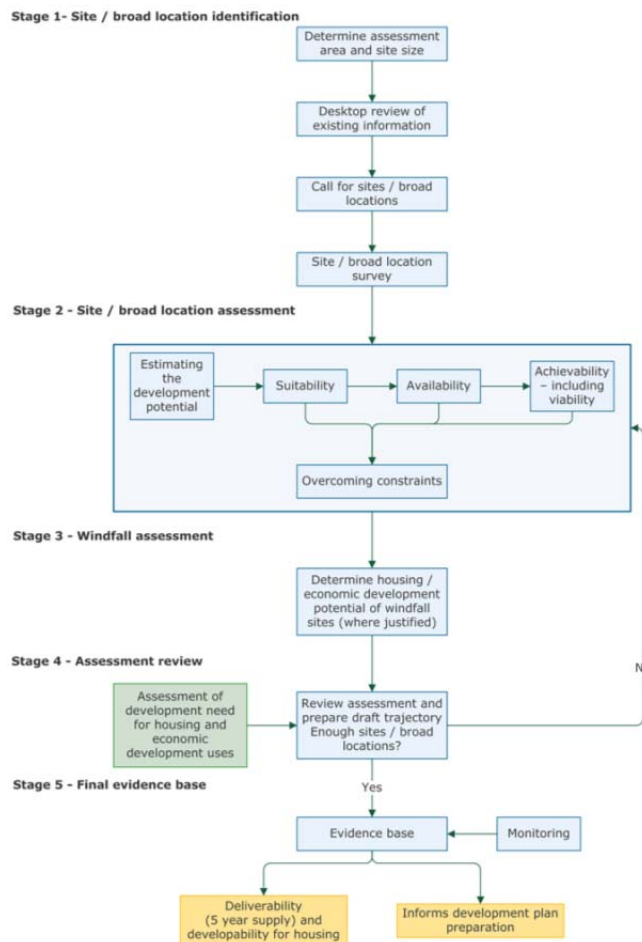
2.5.3 We can confirm that our viability methodology will adhere to the national guidance detailed above.

3 Viability Methodology

3.1 Introduction

- 3.1.1 In this section we provide an overview of the Study methodology which reflects the requirements of the NPPF and the NPPG, and takes account of the best practice and expertise we have amassed through undertaking viability work and numerous Strategic Housing Land Availability Assessments and SLAA studies across the country. Later sections provide greater detail in terms of the assessment of value areas, site typologies and the application of this to the choice of sites to be subject to viability testing.
- 3.1.2 At the outset it should be noted that this Study does not represent a full SLAA update – it is a housing and commercial viability study, the purpose of which is to provide recommendations on the viability housing and commercial sites identified through the ‘call for sites’ in the City. This work will then provide the evidence to inform the allocation of appropriate sites in the Council’s emerging SLAA.
- 3.1.3 In order to ensure the Council’s assessment is transparent, a Draft Strategic Land Availability Assessment Methodology (the methodology) has been produced. This sets out the City Council’s approach to assessing sites submitted through the Call for Sites, as well as the on-going assessment of land availability throughout the Local Plan process. The report submitted to committee on the 5th March contained the flowchart process detailed at Figure 3.1:

Figure 3.1 Draft Strategic Land Availability Assessment Methodology Flow Chart



Source: Chelmsford City Council

- 3.1.4 This report forms part of Stage 2 (Broad Location assessment) and considers in the following in the context of viability:
- Estimating Development Potential
 - Achievability
 - Overcoming Constraints
 - Rate and Timescale of Development
- 3.1.5 In accordance with Chelmsford City Council's published SLAA methodology the viability of each site will be assessed against site typologies, developing on the strategic approach used to calculate the Community Infrastructure Levy (CIL). This approach has been tested as part of the CIL Examination and is therefore considered to be appropriate for use in this assessment. It is also considered to be consistent with the requirements of the NPPG.
- 3.1.6 As set out in the NPPG a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of a developer to complete and let or sell the development over a certain period.
- 3.1.7 The City Council used a residual land valuation model to determine the viability of residential development in a strategic manner across the City when calculating CIL, and we also propose to use a RLV model in keeping with the CIL methodology. This methodology is also consistent with industry practice when assessing development site viability.

3.2 First Phase: High Level Achievability Assessments

- 3.2.1 The first phase of our analysis involves a high-level achievability assessment of all SLAA sites. This stage of work involves the research into and consideration of:
- Market issues at both the macro and micro levels across all land uses; and
 - Other factors which are likely to influence / affect achievability, including known information relating to land values, geo-environmental factors, physical constraints and so on.
- 3.2.2 We have interpreted the evidence collected as part of this stage using our professional knowledge, forecasts of future market changes informed by past trends and general market forecasts from leading agents.
- 3.2.3 Completion of the First Phase of work has enabled us to develop a series of typologies (i.e. sample sites) which are representative of the range of identified sites. We talk about these typologies in Chapter 5.

3.3 Second Phase: Achievability Assessments – Viability Testing

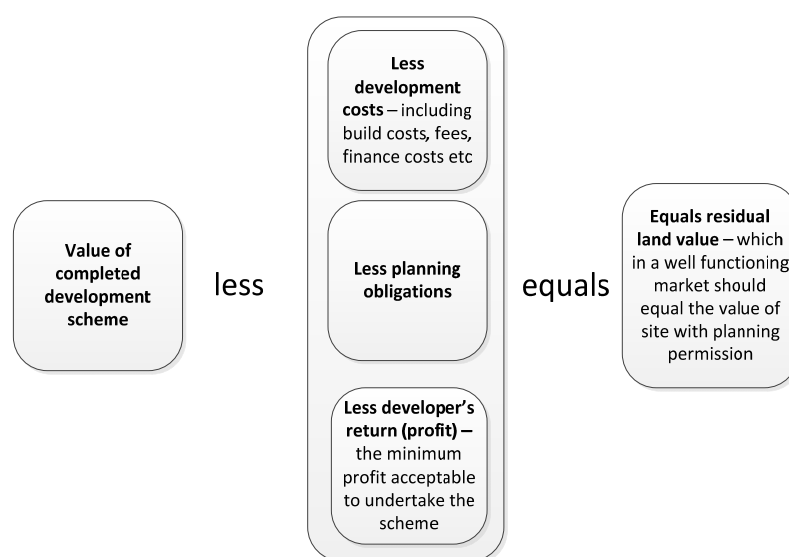
- 3.3.1 The second phase of the assessment is to undertake viability testing for a representative sample of sites across the study area, which we have agreed with the Council as part of the First Phase. Viability testing is carried out through undertaking development viability appraisals. The purpose of the viability appraisals is two-fold:
1. The appraisals demonstrate that our assumptions in the First Phase of the achievability assessments were robust; and

2. The appraisals provide the Council with a set of representative templates which can then be used as the basis for detailed assessment of any site as and when it is required.

3.4 Viability testing

- 3.4.1 Our viability assessments are based on development appraisals of sample schemes within the administrative area using the residual valuation method. The resulting residual land value is assessed against a threshold land value (sometimes called benchmark land value) to determine whether the sample schemes area viable. This approach is in line with accepted practice as recommended by RICS guidance and the Harman report.
- 3.4.2 The residual appraisals are applied to different sites, aiming to show typical values for each. They are based on the following formula in Figure 3.2:

Figure 3.2 Residual Value Calculation



- 3.4.3 For each of the development categories tested, we use this formula to estimate typical residual land values, which is what the site should be worth once it has full planning permission. The residual value calculation requires a wide range of inputs, or assumptions, including the costs of development and the required developer's return.
 - 3.4.4 The arithmetic of residual appraisal is straightforward. However, the inputs to the calculation are hard to determine for a specific site (as demonstrated by the complexity of many S106 negotiations). Therefore our viability assessments are necessarily broad approximations, subject to a margin of uncertainty.
- ### PBA Viability toolkit
- 3.4.5 We have used PBA's viability toolkit for the viability modelling exercise. All sites identified are assessed and the results reported to the SLAA Assessment Panel for input into the overall assessment.
 - 3.4.6 The PBA development appraisal model is a Microsoft Excel model designed to be transparent, with all inputs visible and verifiable. Inputs into the model include:
 - Developable area (site area less land for open space or major site infrastructure);
 - Density of development (dwellings per ha);

- Type of residential properties;
- Tenure of residential properties (private / social rented / affordable rented /shared ownership);
- Residential sales values and sales rates (benchmarked against published data from recognised sources (mouseprice.com and rightmove.co.uk);
- Type of commercial properties;
- Rents and yields of commercial property;
- Construction costs (benchmarked against the latest quarter of Build Cost Information Services (BCIS) data re-based for Chelmsford);
- Overheads (including professional fees for architects, planning etc. & insurances);
- Land cost (the threshold land value);
- 'Residual' S.106 costs;
- Finance costs; and
- Abnormal costs.

Abnormal Costs

3.4.7 It is outside the scope of a strategic study of this nature to assess physical constraints of sites in detail. Thus, we have focused on obvious constraints, based on available knowledge and observations. For instance, for a large, undeveloped field cut off from existing housing, we would assume that significant new drainage etc will be required; conversely we would assume that a small site in a primarily residential area is capable of linking into existing road infrastructure and service provision.

3.5 Threshold Land Values

3.5.1 As mentioned above the residual land values are assessed against a threshold land value to assess whether the scenario is viable. In determining a suitable threshold land value we have regard to:

- Greenfield and brownfield land values
- HCA Guidance, The Harman Report and DCLG Guidance.
- Land values agreed for the site specific S.106 viability work which PBA has undertaken on behalf of the Council.

3.5.2 In our assessment of threshold land value we have followed the definition set out in the Harman Report. The Harman Report states:

*"Threshold Land Value should represent the value at which a typical willing landowner is likely to release land for development, before payment of taxes (such as capital gains tax)."*⁷

⁷ Local Housing Delivery Group (June 2012) *Viability Testing Local Plans – Advice for planning practitioners (P28)*

3.5.3 And recommends that:

“Threshold Land Value is based on a premium over current use values and credible alternative use values (noting the exceptions below).

Alternative use values are most likely to be relevant in cases where the Local Plan is reliant on sites coming forward in areas (such as town and city centres) where there is competition for land among a range of alternative uses. This approach is already used by many councils, allows realistic scope to provide for policy requirements and is capable of adjusting to local circumstances by altering the percentage of premium used in the model.

The precise figure that should be used as an appropriate premium above current use value should be determined locally. But it is important that there is evidence that it represents a sufficient premium to persuade landowners to sell.”⁸

3.5.4 To formulate suitable threshold land values we have examined a range of comparables, looking at residential development site values whilst taking into consideration existing commercial uses. This is to ensure that the threshold land value used in the Viability Study for individual sites is as robust as possible. Given the complexities of development across a whole plan area, and limited nature of publicly available transactional data, we propose to base this assessment on appropriate available evidence.

3.5.5 From our recent work we would highlight several key issues in assessing the threshold land value, as follows.

- It is important to stress that there is no single threshold land value at which land will come forward for development. Much depends on the land owner and their need to sell or wait in the hope that land values might improve and on the condition and location of the site.
- All sites vary in terms of the degree to which they are serviced or free of abnormal development conditions. Such associated costs vary considerably from site to site and it is difficult to adopt a generic figure with any degree of accuracy. Our starting point is to assume that the value of sites (when calculating the threshold level) relates to a full serviced development plot. In real terms, abnormal development costs or site servicing costs will be met by developers when the land is purchased. Careful analysis of transactions is required to assess the split between abnormal development and servicing costs (as a discount from the market value) from the premium sought by the land owner above the existing use value.
- The land transaction market is not transparent. Very little data is in the public domain and the subjective influences behind the deal are usually not available. We therefore place a strong emphasis on consultation with both landowners and developers to get an accurate picture as possible as to what the threshold value might be.

3.6 Determining Developability & Deliverability

3.6.1 The ‘deliverability’ and ‘developability’ of sites has been assessed on a systematic and transparent basis. The test of a site’s viability will depend on the scheme’s ability to generate a reasonable return for the developer, landowner after meeting policy requirements. A conclusion will be reached for each site about viability, and hence the likelihood of the site being delivered through the operation of the market.

3.6.2 As a broad approximation we have adopted the following criteria:

Viable – The residual land value is 20% or greater above the threshold land

⁸ Local Housing Delivery Group (June 2012) *Viability Testing Local Plans – Advice for planning practitioners (P29)*

Marginal - The residual land value is not less than 20% below the threshold land value and no greater than 20% above the threshold land

Unviable – The residual land value is 20% or greater below the threshold land value

- 3.6.3 We would note that deliverability is not just a question of viability. What is acceptable to one landowner could be unacceptable to another. A sense of built-up expectation of land value is a complicating factor in the housing and commercial markets, and landowners with a certain expectation may choose not to sell a site if that expectation is not reached. The psychology of landowner behaviour is a real issue that the Council will need to consider so that deliverability rates for housing and employment are not adversely affected.

4 Market Assessment

4.1 Introduction

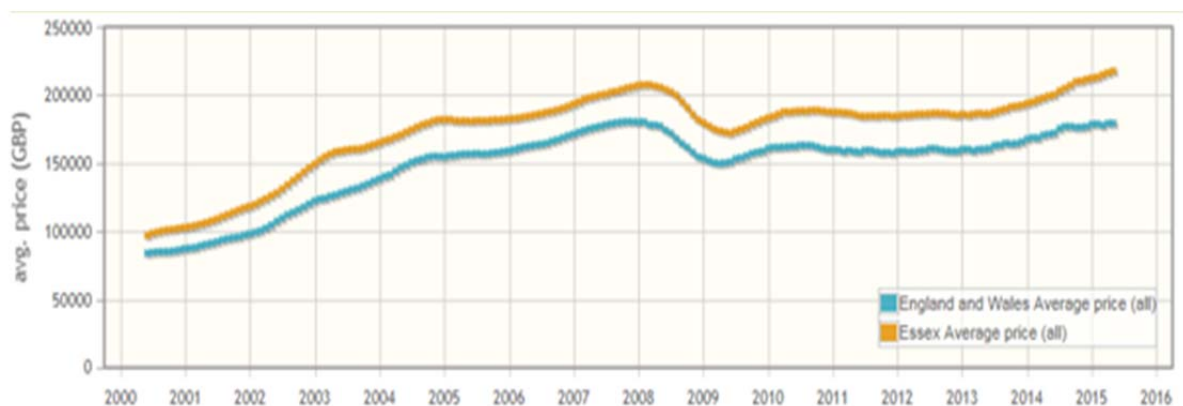
4.1.1 To assist in our analysis of the identified SLAA sites we also carried out a market assessment of housing, employment, and gypsy and traveler uses. This involved the consideration of market issues at both the macro and micro levels. The outputs of this analysis has informed the scenarios to test and capital values to use in the viability assessment.

4.2 Residential

National and county context

4.2.1 Following the economic crises in 2007 and the subsequent recession in 2008 the UK residential market experienced a period of prolonged stagnation. As a result of the recession house prices fell nationally by around 15% (Figure 4.1) from a peak of £180,000. At an Essex County level average house prices have been consistency higher than the UK average. House prices peaked in Essex at a similar time to the UK average with an average price of £208,000, but fell by a larger percentage (17.3%) to £172,000. Since 2009 average house prices in Essex have performed well, with prices rising faster than the UK average. The average price in Essex is above the 2007 peak at £219,500.

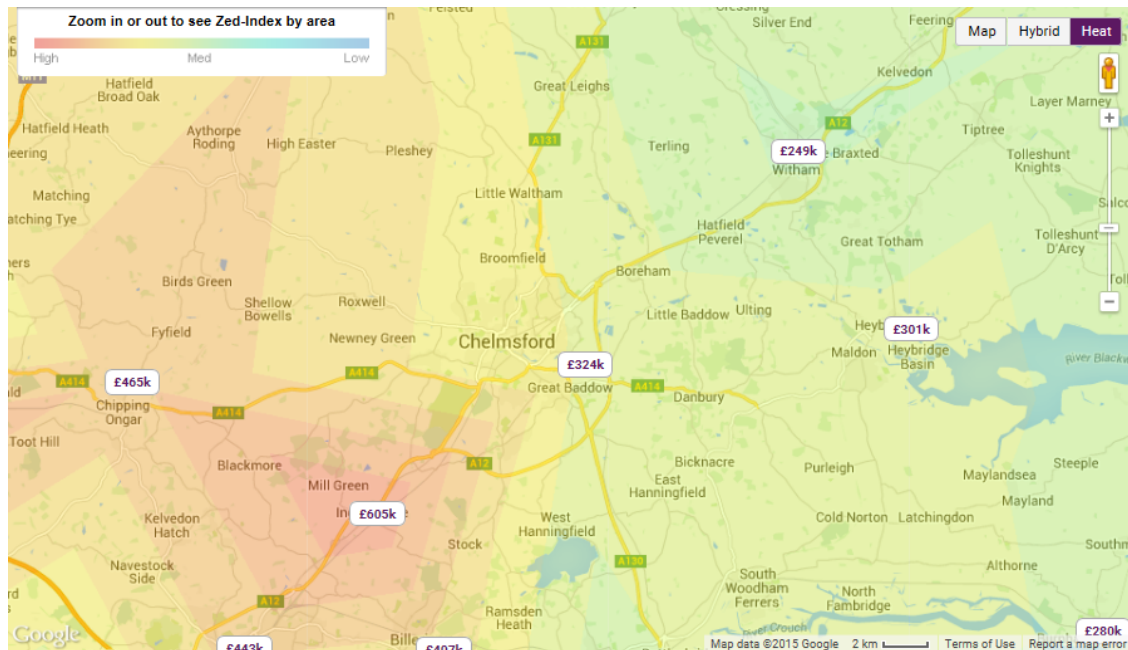
Figure 4.1 England & Wales & Essex Average house prices (all properties)



Source: Land Registry

4.2.2 Within Essex, the county wide analysis masks the variation in house prices at a district level. Figure 4.2 shows that in Chelmsford average house prices are higher than the county average at £324,000, with prices increasing further on the western side of the district. At the other end of the spectrum lower values are found on the eastern side of the district. This is due to their relative remoteness from the major commercial centres, whilst conversely the higher values areas are driven by their proximity to London.

Figure 4.2 Heatmap – Average Property Values



Source: zoopla.co.uk, last accessed 30 June 2015

New Build House Prices

4.2.3 Detailed analysis has been undertaken of the new build house prices in the Chelmsford area and is set out in **Error! Reference source not found.** The developments analysed range in size from small scale housing schemes to larger housing developments. They are distributed across the administrative area although there is a high concentration of development activity in and adjacent to Chelmsford. The table summarises the average asking prices on a £ per sq m bases across each of the developments (our calculations are based on the floor areas provided by the developers including an allowance for hallways, bathrooms and store cupboards, where these have been omitted from the measurements).

Table 4.1 New Build House Price Analysis

Name of Development	Average Purchase Price	Average Price per sqm	Allowance for 10% discount on asking price	Allowance for 10% discount on Average Asking Price per sqm	Average Size (sqm)
Aqua Verde - Bellway Homes	£404,995	£4,878	£364,496	£4,390	87
Woodlands - William Thompson Homes & Biminster Homes	£1,209,167	£4,898	£1,088,250	£4,408	249
Church Court - Tern Developments	£248,328	£3,956	£223,496	£3,561	63
Willowdene - Developer Unknown	£1,650,000	£3,986	£1,485,000	£3,587	414
The Waterfront - Taylor Wimpey	£214,545	£4,041	£193,091	£3,637	54
Marconi Evolution - Bellway Homes	£449,995	£3,913	£404,996	£3,522	115
Coval Lane - Marden Homes Ltd	£484,375	£3,703	£435,938	£3,333	131
Chignall Road - Marden Homes Ltd	£838,000	£4,067	£754,200	£3,660	206
St. John's - Inland Homes Ltd	£343,700	£4,568	£309,330	£4,111	76

Source: Zoopla/Rightmove/PBA

- 4.2.4 The data in Table 4.1 shows that average asking prices across the district ranges from £3,703 to £4,898 per sq m. If we apply a discount of 10% to reflect the typical reduction achieved in negotiating the actual price paid, then the revised rate is between £3,333 and £4,408 per sq m.

Conclusion on residential sale values

- 4.2.5 As agreed with the Council we have compared our analysis against earlier house price data prepared by BNP Paribas as part of the CIL Viability Report undertaken in February 2013. The purpose of this analysis is to form a view on a current single average house price £ per sq m that can be used in the SLAA viability testing.
- 4.2.6 BNP Paribas reported an average sales value of £269,056, equating to £2,990 per sq m assuming an average house size of 90 sq m. Land Registry data shows that since February 2013 average prices in Essex have increased by 17.50%. If we apply this to BNP Paribas figures, this provides a revised blended (apartments and houses) average rate of £3,513 per sq m. This falls within the range (just below the mid-point) of rates which we estimate will be achieved on new build schemes in the area. We have therefore of the opinion that £3,515 per sq m is a reasonable figure to use in the SLAA viability testing.

4.3 Office

National Outlook

- 4.3.1 There are ongoing changes to the nature of office occupier demand – for example centralisation, fewer office locations, less floorspace and the implementation of modern workplace strategies (for example hot desking). As the UK economy has been growing this has now filtered through to the regional office market.
- 4.3.2 CBRE report that the UK regional office markets have continued to build upon growth that firmly took hold in 2014....Occupier demand has grown, and has resulted in take-up tracking above long run averages.⁹ CBRE state that many of the core regional cities, pre-letting has returned in strength, with professional service firms in particular taking advantage of the new generation of office buildings that are about to emerge in cities such as Manchester, Leeds and Birmingham.⁹
- 4.3.3 Lambert Smith Hampton (LSH) report that the in the regional markets, speculative development doubled in 2014 to reach 390,000 sq m. Manchester, Edinburgh, Leeds and Reading are the key focus of activity.¹⁰

South East office market

- 4.3.4 The major office markets outside of Greater London are towards its west with towns such as Maidenhead and Reading having strong established markets able to attract blue chip occupiers. The office market towards the east is more marginal and has historically seen less development activity then towards the west.
- 4.3.5 The west / east divide is also reflective in prime rents achieved. Prime rents to the west are around £323 per sq m compared to £215 per sq m in the east.
- 4.3.6 CBRE report that the South East office markets have not seen the same acceleration as has been the case in the regional cities. It is not that the market is inactive, but more the case that larger floorplate deals are becoming scarcer.⁹ CBRE state that the effect of UK economic

⁹ CBRE (H1 2015) *National office market review*

¹⁰ LSH (2015) *Activating the workplace office market*

growth over the past two years is continuing to drive smaller requirements (under 1,850 sq m). Activity in this sector is very strong. Grade A stock levels are now noticeably low in some markets, resulting in rental growth.

- 4.3.7 With regard to yields, LSH report (Figure 4.3) that prime office yields are 5.25% in the South East with the average transaction at 6.85%. The average yield transaction in the South East is slightly below the UK average of 6.95%.

Figure 4.3 Office Yields

	Prime (Q4 14)	IPD (Q4 14)	2014 transaction average
West End	3.75%	3.39%	4.43%
City	4.25%	4.13%	4.94%
South East	5.25%	5.29%	6.85%
Rest of UK	5.25%	6.23%	6.95%

Source: LSH

Chelmsford office market

- 4.3.8 Chelmsford provides one of the prime office locations in Essex. LSH report that 2014 was Chelmsford's strongest year of take-up since 2008. With a marked improvement in demand in the latter half of 2014, 2015 is expected to outperform last year.¹⁰
- 4.3.9 The area around Chelmsford train station has seen the most new build development. Genesis completed 2,200 sq m of Grade A office space at City Park West. With Phase 2 recently obtaining consent for 3,800 sq m. LSH report that Bellway is seeking pre-lets for a proposed 6,000 sq m development on the former Marconi site, with quoting rents of £280 per sq m. The quoting rent of £280 per sq m at Marconi is the prime headline rent for Chelmsford. Prime office yields are 6.5%.
- 4.3.10 Secondary office rents vary across Chelmsford. Focus data indicates that refurbished office space typically achieves around £80 to £135 per sq m around the city centre. The space typically is finished to a specification of suspended ceilings with category 2 lighting and air-conditioning. Letting void periods are very noticeable of between 6 to 18 months which highlights the relatively slow letting market of secondary property in Chelmsford.
- 4.3.11 Bidwells report¹¹ that second half 2014 office take-up for Chelmsford was 1,468 sq m with demand during the same period at around 10 times the figure at 10,870 sq m. Bidwells state that during this period office availability in Chelmsford was around 11%.

Conclusion on office values

- 4.3.12 Taking the above into account we are of the opinion that a rental value of £250 per sq m and a yield of 7.5% are appropriate assumptions for new build Chelmsford office space as part of the SLAA testing.

¹¹ Bidwells (Spring 2015) *Business Space Data Book*

4.4 Industrial B2 / Distribution B8

National and South East Outlook

- 4.4.1 Prior the late 2000s economic crises there had been significant quantum of speculative development of Industrial B2 / Distribution B8 across the country. Speculative development came to a standstill in the late 2000s due to the lack of development finance, this combined with occupier demand weakening and the introduction of empty property rates on industrial buildings placed downward pressure on rents and yields increased.
- 4.4.2 Since the economy has improved combined with a greater reliance on on-line sales (on-line retail sales, as a percentage of market share, doubled from 5.6% to 12% from 2006 to 2013¹²) demand for distribution units has significantly increased. In prime areas of the UK agents are reporting that there is very limited vacancy as surplus supply has been absorbed and new opportunities have until recently been delivered through build to suit solutions. LSH report¹³ that in 2014, take-up reached record levels, investment activity saw an all-time high and speculative development returned in a meaningful way. However, the strong recovery in demand has put existing supply under acute pressure. These pronounced shortages are influencing the nature of occupier activity and Grade A take-up nationally was actually the lowest on record.
- 4.4.3 JLL report¹⁴ that the first half of 2015 saw 790,000 sq m of take-up of Grade A big box distribution (i.e. over 9,300 sq m). Nearly half of this take-up was from retailers and nearly one third logistic companies. JLL also report¹⁵ that during 2014 take-up in units from 930 to 9,300 sq m was slightly down (2%) of the year before with the annual supply diminishing by 16%.

Essex industrial market

- 4.4.4 At an Essex county level the industrial market prime areas are around the Thurrock, M25 and M11 corridors. Key transactions have been the investment sales (Table 4.2) of Sainsbury's 78,000 sq m distribution Centre at Waltham Abbey at a yield of 4.7% and Unilever Purfleet 17,600 sq m distribution unit at 6.8% yield. Notable lettings (Table 4.3) were the Slex Galileo deal at Sigma House, Basildon where they took 15,000 sq m at £124 per sq m, and Rowan International at Endeavour House, Basildon where they took a new 15 year lease at £68 per sq m.

Table 4.2 Investment sales: Essex June 2014 to June 2015

Address	Date	Size Sq m	Sale Price (£)	Yield	Notes
Sainsbury's Distribution Centre, Waltham Abbey	01/09/2014	78,199	110m	4.7%	Purchased by Legal & General Property
Unilever, Purfleet	05/08/2014	17,651	18.15m	6.8%	Purchased by UK Property Fund
Units 630-660 Skyline 120 Business Park, Braintree	01/01/2015	6,826	£17.9m	6.18%	Aviva Investors Global Services Ltd has purchased the freehold interest
2 Wyncolls Road, Colchester	05/06/2014	5,738	£3.17m	8.63%	Columbus Capital Management LLP has purchased the freehold interest

Source: Focus

¹² Experian retail

¹³ LSH (09/03/2015) *Industrial sector sheds its inhibitions*

¹⁴ JLL (Jan-June 2015) *UK Industrial & Logistics Big Box Key Indicators*

¹⁵ JLL (March 2015) *UK Industrial Property Trends today*

Table 4.3 Lettings: Essex June 2014 to June 2015

Address	Date	Size sq m	Rent £ psm	Comment
Sigma House, Basildon	15/01/2015	15,049	£124	Tenant: Selex Galileo Ltd. The passing rent of £1,860,000 per annum is subject to 5 year upward only rent reviews to open market rental value, with the 1 January 2010 review remaining outstanding.
1-2 Moss Road, Witham	31/12/2014	7,129	n/a	Simarco International Limited has taken a five year lease for an undisclosed rent. No break options or rent reviews were agreed. No rent free periods were agreed.
Endeavour House, Endeavour Drive, Basildon	04/11/2014	7,030	£68	Rowan International Limited has taken a 15-year lease subject to five yearly open market rent reviews underpinned by minimum fixed uplifts.
International Timber, Haven Road, Colchester	09/09/2014	5,090	n/a	First Essex Buses Limited has purchased the long-leasehold interest

Source: Focus

- 4.4.5 Bidwells report¹¹ that prime industrial rents in Thurrock (i.e. prime for Essex as well) are £94 per sq m, good secondary are £75 per sq m and poor secondary £54 per sq m.

Chelmsford Industrial Market

- 4.4.6 There is a solid market for both B2 and B8 stock in the wider Chelmsford City area, although it is not a recognised industrial market location compared to Norwich, Milton Keynes or Cambridge. There are currently a number of design and build opportunities available across the Chelmsford and wider Essex area. Prospective tenants are typically seeking accommodation close to the urban centres (such as Chelmsford) and in particular locations with good road access to London and the UK's road distribution network.
- 4.4.7 Estates Gazette Interactive (EGi) property data shows that rental levels for modern industrial accommodation vary across the Chelmsford area. Typical rents for B2 accommodation are around £71 per sq m for good quality second hand modern accommodation (space at the Chelmsford Industrial Estate on Tattersall Way was recently let at £71 per sq m), and new build development achieving a slight premium of up to £73 per sq m. As shown in Table 4.4 there is a lack of recorded transactions on EGi for B8 space in Chelmsford. All the space transacted is second-hand stock, with a large proportion being relatively small units of less than 200 sq m. Evidence of rents show that mid-range size units (500 to 2,000 sq m) achieve rents in between £64 and £73 per sq m.

Table 4.4 B8 Transactions in Chelmsford

Date	Address	Size sq m	per sq m	Purchaser/Lessee
15/04/2015	Unit 15, Chelmsford Industrial Estate, Tattersall Way	616	£73	
01/03/2015	Unit 5, Banters Lane Business Park, Banters Lane	433	£47	
09/01/2015	Unit 11, Chelmsford Industrial Estate, Tattersall Way,	1,109	£71	Currock Engineering
01/12/2014	Ground Floor, Highland Farm, Southend Road, Rettendon Common	622	£2.50	

Date	Address	Size sq m	per sq m	Purchaser/Lessee
01/12/2014	Unit 13, Chelmsford Industrial Estate, Tattersall Way	7,717	£7	
10/11/2014	Unit 4, Drakes Lane Industrial Estate - Greenacres, Drakes Lane, Boreham	93	£88	
04/11/2014	Unit 12, Chelmsford Industrial Estate, Tattersall Way	822	£67	Illuminati Lighting UK Limited
01/08/2014	57A Haltwhistle Road, South Woodham Ferrers	168	£65	
01/06/2014	Unit 18, East Hanningfield Industrial Estate, 34 Old Church Road	167	£66	
01/06/2014	Unit 33, Widford Industrial Estate, Hanbury Road	782	£64	
01/05/2014	Unit 1, Dukes Park Industrial Estate, 1 Atholl Road	1,491	£58	
01/04/2014	Unit 11, Widford Industrial Estate, Robjohns Road	169	£71	DrainFix Pipeline Solutions Limited

Source: EGi

4.4.8 Analysis of EGi data and consultation with agents indicates that that yields for industrial units in Chelmsford are currently around 7% for B2 accommodation and 6% for slightly more desirable B8 accommodation.

4.4.9 With regards managed workspace in Chelmsford there is little evidence of transacted and available space. The main managed workspace centre in the region is Essex Technology & Innovation Centre in Ongar. The centre has 30 units which range in size from 14 and 56 sq m with all-inclusive rents of between £150 and £484 per sq m. On-site management, utilities rates and voids will mean the true net rent is likely to be around a one third of that quoted.

Conclusion on Industrial Values

4.4.10 Based on the above analysis we have applied the following values in the SLAA viability analysis:

- B2 industrial – rent of £72 per sq m and yield of 7%
- B8 distribution – rent of £70 per sq m and yield of 6.5%
- Managed workspace – rent of £40 and yield of 9.5%

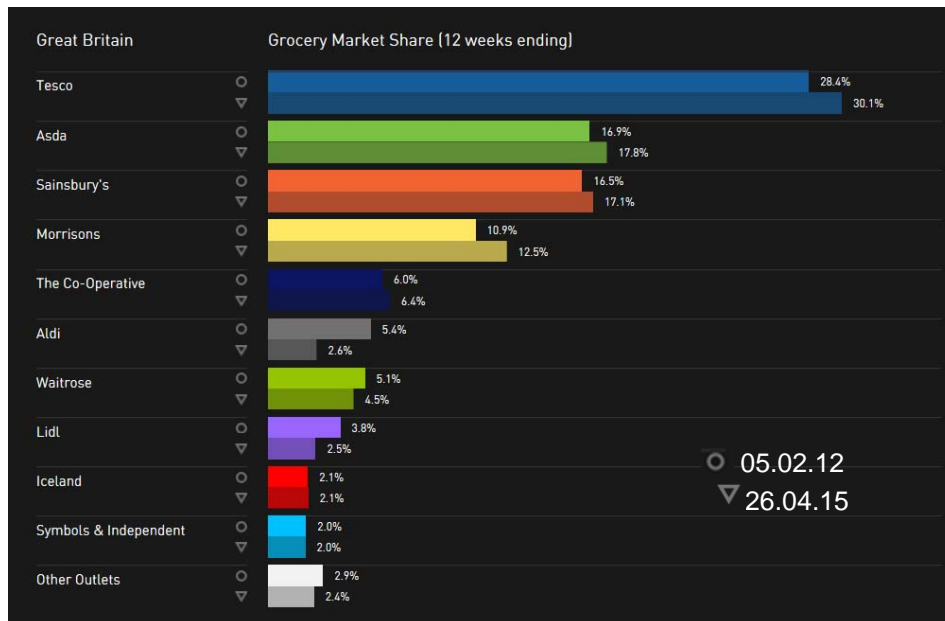
4.5 Convenience Retail

4.5.1 The convenience retail sector has seen a significant change since the financial crises of 2007/08. In the years following 2008 the supermarkets appeared to have weathered the economic storm with most operators aggressively expanding (commonly referred to as the race for space). Operators were able to competitively bid for sites as they were able to take advantage of other sectors in the property market being much weaker. During this period of growth there was a strong appetite from operators to open large format stores of up to circa 11,150 sq m. With this format of store providing a mixture of convenience and comparison retail.

4.5.2 In recent years shopping patterns have changed significantly: there is more reliance for online shopping combined along with customers supplementing a 'big' shopping trip with regular

smaller shops during the week. Also some customers are splitting their shopping trips between the big four supermarkets (as defined in Figure 4.4) and discounters such as Aldi and Lidl. As shown discount supermarkets and Waitrose have gained market share over the last three years and this has been at the expense of the big four.

Figure 4.4: Supermarkets % by share, February 2012 to 2015



Source: KantarWorldPanel.com

- 4.5.3 The change in shopping patterns in tandem with previous aggressive expansion from the big four has led to them issuing profit warnings. This itself has been compounded by Tesco overstating their profit by £250 million due to the accelerated recognition of commercial income and delayed accrual of costs. A recent Tesco trading statement¹⁶ stated, amongst other things, that they are closing 43 unprofitable stores, consolidating the Head Office location to Welwyn Garden City and disposing of Tesco Broadband and Blinkbox to TalkTalk.
- 4.5.4 Tesco's situation is not unique to the sector with Sainsbury's and Morrison's also reporting problems.
- 4.5.5 Sainsbury's announced in November 2014 that it was scaling back new store openings after the company reported a half year loss before tax of £290 million. In a recent trading statement¹⁷ Sainsbury's announced that their total retail sales for third quarter 2014 were down 2.5 per cent (including fuel) and like-for-like retail sales for third quarter down 3.9% (including fuel). Sainsbury's outlook for the remainder of the financial year is that it is set to remain challenging, with food price deflation likely to continue.
- 4.5.6 Morrison's Chief Executive Dalton Philips recently announced that he was stepping down from his role after they announced in their January 2015 trading statement that total sales (excluding VAT and fuel) were down 1.3% over the six weeks to 4 January.
- 4.5.7 Moving away from the big four operators the discount operators are performing well. Aldi reported in September 2014 that their pre-tax profits had grown by 65.2%, with group turnover up by 35.7%. Lidl has also been reporting strong retail growth. In August 2014 Lidl's managing

¹⁶ Tesco (08 January 2015) *Trading statement for 19 weeks ending 3 January 2015*

¹⁷ Sainsbury's (08 January 2015) *3rd quarter trading statement for 14 weeks ending 3 January 2015*

director stated that sales would grow 20% during 2014 and that they planned to double in size in the UK over the next decade as it looks to expand to between 1,200 and 1,500 stores.

- 4.5.8 Convenience retailers are now therefore looking to focus on the acquisition of smaller sites and the refurbishment/expansion of existing stores rather than delivering non-food retail and 'mega-stores' (stores over circa 9,290 sq m), but despite this research by CBRE¹⁸ indicates that the development pipeline remains robust, with construction activity increasing by over 50% in 2014, the highest level since 2009.

Convenience Retail Investment Market

- 4.5.9 Commercial agents tell us that the uncertainty in the market is started to be felt in yield shifts and investors being more selective on the tenant profile and location. In addition operators themselves are being more selective on store locations and lease terms. Agents' have commented as follows:
- Yields have moved out on those leases which have open market rent reviews (OMR)
 - Yields are holding firm with those leases with RPI fixed increases
 - Large institutional investors are quite exposed to Tesco's and Sainsbury's meaning other covenants are comparatively more keenly priced
 - Morrisons is an attractive covenant in the investment market as they have not historically undertaken sale and leasebacks and they have a large freehold portfolio so are seen to be on a strong footing
 - Size and location impacts yield. Larger formats are particularly unattractive as growth in the sector is now for smaller format
 - Strength of location is an important factor in attracting operators. Weaker locations will have to offer heavily incentivised terms.
 - Power lies with the tenant rather than the landlord in negotiating terms.
 - 25 year lease with 5 yearly fixed RPI sub 5% yield, but with OMR then there is a yield of at least 0.5%. Aldi and Lidl will commit to a 15 year lease with OMR. Therefore you would expect the yield to be above 6%.
- 4.5.10 As shown in Table 4.5 yields where leases have a fixed uplift at review are generally under 5%, with a range of 4.17% to 6%. Those which have open market rent reviews and a term of 10 years or more unexpired, are achieving higher yields of between 5.75% and 6.15%. The evidence also shows that Tesco yields are slightly higher than that of Asda and Sainsbury's. This could be a reflection of funds seeking to reduce their exposure to this covenant.
- 4.5.11 The yield pricing shows that a difference of around 25 basis points for a lease of 7.5 years longer unexpired with Sainsbury's as the covenant. Rental evidence is very wide ranging. Analysis of the capital values shows rents of between £61 and £334 psm (£5.70 and £31 psf). The average rent is around £215 psm (£20 psf).

¹⁸ CBRE United Kingdom Shopping Centre Pipeline H1 2015

Table 4.5 Supermarket rents and yields – fixed reviews

Property	GIA Sq m	Tenant	WAULTC (years)	Date	Price	Initial Yield	Capital value £ psf	RPI Uplifts
107 Dunton Road, Southwark, London	5,790	Tesco	21.80	Jan 2015	£43.00M	4.50%	£690	RPI annual uplifts (5% cap, 0% collar)
Pentwyn Road, Cardiff	3,526	Waitrose	13.77	Jun 2014	£15.30M	4.73%	£403	Fixed 2.5% pa uplifts.
Lower Road, Belvedere	6,308	ASDA	18.18	Mar 2014	£32.40M	4.75%	£477	Fixed 3% pa uplifts.
2 Strafford Road, Wallington, Greater London	5,613	Sainsbury's	20.40	Jan 2014	£35.10M	4.24%	£581	RPI uplifts received 5 yearly (4% cap, 1% collar).
Sainsbury's Way, Kingston-upon-Hull	10,147	Sainsbury's	10.88	Aug 2013	£38.83M	5.50%	£356	Annual RPI uplifts (3.5% cap, 1.5% collar). Current rent £20.69 psf.
Nottingham Street Rotherham	10,235	Tesco	30.00	Mar 2013	£38.50M	5.10%	£349	RPI uplifts (4% cap, 1% collar). Current rent £20.50 psf
Fakenham Road Norwich	2,129	Tesco	10.80	Mar 2013	£6.50M	6.00%	£284	Annual RPI uplifts capped at 4%.

Source: PBA/Savills

- 4.5.12 As shown in Table 4.6 leases with open market reviews with a term of 10 years or more unexpired are showing to have rents between £178 and £312 psm (£16.50 and £29 psf). Current rents for leases with fixed uplifts are between £226 and £248 psm (£21 and £23 psf).

Table 4.6 Supermarket rents and yields – open market reviews

Property	GIA Sq m	Tenant	U/X Lease Term (years)	Current Rent (£ psf)	Sale Date	Price	Initial Yield
Westfield Road, Edinburgh	10,001	Sainsbury's	17.81	£18.53	Available	£32.85M	5.75%
Friar Street, Reading	3,366	Sainsbury's	4.07	£11.04	Available	£6.75M	5.60%
London Road North, Lowestoft	3,553	Tesco	5.41	£5.75	Available	£2.77M	7.51%
Etruria Road, Stoke-on-Trent	5,912	Sainsbury's	10.39	£16.50	Aug 2014	£16.50M	6.01%
Spring Lane, Bury	4,809	ASDA	8.92	£16.94	Dec 2013	£13.63M	5.78%
Lewes Road, Brighton	6,202	Sainsbury's	12.87	£29.07	May 2013	£29.85M	6.15%

Source: PBA/Savills

Conclusion on Convenience Retail Values

- 4.5.13 Taking the above into account we are of the opinion that a rental value of £200 per sq m and a yield of 5.5% are appropriate assumptions for new build convenience retail as part of the SLAA testing.

4.6 Gypsy & Traveller Accommodation

- 4.6.1 The Council's adopted Core Strategy and Development Control Policies DPD recognises the differing accommodation needs within Gypsy and Traveller communities via Policy DC34. In order to meet the identified need for Gypsy and Traveller accommodation up to 2016 the need for two ten pitch sites has been identified in the Core Strategy and Development Control Policies Development Plan Document. However, the Council recognises that beyond 2016 potential sites may need to be identified to meet an unmet need in the future.
- 4.6.2 In our experience gypsy and traveller sites are usually brought forward as part of large development proposals, where it forms only a small proportion of the overall scheme. The reason for this is that by their very nature, gypsy and traveller sites do not generate any revenue and are therefore purely a cost. As such the private sector is unlikely to develop these sites in isolation unless it is a planning policy requirement for a development scheme. Similarly they may also be included within the development itself. For instance, a ten pitch site (0.2ha) is to be provided by Countryside Zest at their Greater Beaulieu urban extension to the north of Chelmsford. In this instance a contribution of £612,000 towards the cost of building out the 10 pitches will be incurred by the developer in addition to the land contribution from the overall site.

Conclusion on Gypsy & Traveller Accommodation

- 4.6.3 Since these sites are a pure cost and therefore unviable to provide in isolation we have excluded them from our viability assessment. Should the Council intend to allocate sites for this use, through updating its Gypsy and Traveller Policy, then we would recommend that these are considered separately via an appropriate accommodation assessment.

5 Review of Identified Sites

- 5.1.1 It was agreed with the Council that for the purposes of this study, it was not necessary to do a detailed assessment of each site. Instead a high level assessment of the identified sites was carried out. This entailed reviewing key site characteristics and identifying common constraints, which are likely to influence/affect achievability, such as geo-environmental factors, physical constraints, and so on.
- 5.1.2 This then enabled us to develop a series of typologies (i.e. sample sites) representative of the range of sites put forward by developers, landowners and other promoters.
- 5.1.3 As a result of this work, 18 typologies were developed, which are set out in detail at Appendix A. We have provided a brief summary of each of the typologies in Table 5.1.

Table 5.1 Site Typologies

Site Type	Location	Land Type (BF/GF)	Site Size (Gross)	Land Use	Form and Scale
1	Central Chelmsford	BF	0.4 ha	Residential	Flats only – 6+ storeys
2	Central Chelmsford	BF	1 ha	Residential	Flats only – 6+ storeys
3	Urban Area	BF	0.4 ha	Residential	Flats only – between 2 & 3 storeys
4	Urban Area	BF	1 ha	Residential	Flats only – between 2 & 3 storeys
5	Urban Area	GF	0.4 ha	Residential	Flats only – between 2 & 3 storeys
6	Chelmsford Outer Fringe	GF	50 ha	Residential, offices, industrial (B2), and convenience retail.	75% Residential (consisting of 20% flats, 16% 2 bed houses, 39% 3 bed houses & 25% 4+ bed houses); 5% convenience retail (465 sqm); 5% offices (2,000 sqm) & 15% B2 industrial (5,000 sqm)
7	Key Rural Villages Strategic Sites	GF	20 ha	Residential and convenience retail.	95% Residential (consisting of 20% flats, 16% 2 bed houses, 39% 3 bed houses & 25% 4+ bed houses) and 5% convenience retail (465 sqm)
8	Key Rural Villages	GF	0.4 ha	Residential	Houses only (consisting of 36% 2 beds, 39% 3 beds & 25% 4+ beds.)
9	Key Rural Villages	GF	2 ha	Residential	Houses only (consisting of 36% 2 beds, 39% 3 beds & 25% 4+ beds.)

Site Type	Location	Land Type (BF/GF)	Site Size (Gross)	Land Use	Form and Scale
10	Key Rural Villages	GF	5 ha	Residential	100% Residential (consisting of 20% flats, 16% 2 bed houses, 39% 3 bed houses & 25% 4+ bed houses)
11	Other Rural Villages	GF	0.4 ha	Residential	Houses only (consisting of 36% 2 beds, 39% 3 beds & 25% 4+ beds.)
12	Central Chelmsford	BF	0.4 ha	Residential and convenience retail.	95% Residential (consisting of 100% flats at 6+ storeys) and 5% convenience retail (465 sqm)
13	Central Chelmsford	BF	1 ha	Residential, offices and convenience retail.	60% Residential (consisting of 100% flats at 6+ storeys); 30% offices (2,000 sqm) and 10% convenience retail (930 sqm)
14	Central Chelmsford	BF	0.19 ha	Offices	100% offices (2,000 sqm)
15	District Wide	GF	0.10 ha	Managed Workspace	100% managed workspace (465 sqm)
16	District Wide	GF	1 ha	Industrial – B2	100% B2 industrial (2,000 sqm)
17	District Wide	GF	1 ha	Industrial – B8	100% B8 industrial (4,000 sqm)
18	District Wide	BF	0.04 ha	Retail - Convenience	100% convenience retail (465 sqm)

Source: PBA

- 5.1.4 From the information provided by the Council, no sites have been formally put forward solely for convenience retail. However, the Authorities Core Strategy indicates that up to 100,000 sq.m of retail floorspace is needed in the Town Centre up to 2021. Although the majority of the growth is for comparison retail we have assumed that a small amount of convenience retail may also be needed.

6 Viability Assumptions

6.1 Introduction

6.1.1 Viability assessments require us to make a series of assumptions about the development in question. We have therefore used industry standard cost and value assumptions in addition to market evidence. A full list of the assumptions used in the development appraisals are contained in Appendix B

6.2 Sales Values

6.2.1 To establish suitable sale values for the study a high level market assessment was undertaken which updates the assessment carried as part of CIL. This is documented in Chapter 4 of this report. For residential this involved analysing a range of data from zoopla.co.uk, Land Registry and rightmove.co.uk. For the employment uses this involved reviewing published market data from Focus, EGi, JLL, CBRE, Bidwells and LSH as well as PBA's own in-house data gathered from undertaking a number of site specific S.106 viability studies in the administrative area.

6.2.2 Table 6.1 sets out the values used in the viability model.

Table 6.1 Sales Values by Land Use

Land Use	Value per sq.m
Residential – Flats	£3,513
Residential – Houses	£3,513
Offices	£250
Managed Workspace	£40
Industrial – B2	£72
Industrial – B8	£70
Retail – Convenience	£200

Source: Various

- 6.2.3 In terms of the commercial uses, the values above have been capitalised by applying an appropriate yield. These are based on our analysis of yield evidence as set out in Chapter 4 of this report. Table 6.2 summarises the yields applied for each use.

Table 6.2 Capitalisation Rates

Land Use	Yield
Offices	7.5%
Managed Workspace	9%
Industrial – B2	7%
Industrial – B8	6%
Retail – Convenience	5.5%

Source: Various

6.3 Affordable Housing Transfer Values

- 6.3.1 The affordable housing transfer values have been calculated in conjunction with the Council given their established relationship with Registered Providers operating in the administrative area.
- 6.3.2 We have analysed these figures against industry standard transfer values for both affordable rent and intermediate housing.
- 6.3.3 Table 6.3 summarises the allowances including in the viability model.

Table 6.3 Affordable Housing Transfer Values

Type	Size (sqm)	Average Market Value	Affordable Rent @ 50% of Market Value	Shared Ownership @ 60% of Market Value
2 bed flat	51	£143,330	£71,665	£85,998
2 bed house	79	£277,527	£138,764	£166,516
3 bed house	102	£358,326	£179,163	£214,996
4 bed house	124	£435,612	£217,806	£261,367

Source: PBA/Chelmsford City Council

6.4 BCIS Costs - Unit build costs

- 6.4.1 Build costs have been based on industry recognised data sources such as Build Cost Information Service (BCIS) and comparable schemes PBA has been involved in.
- 6.4.2 Table 6.4 sets out the BCIS rate per use that have been applied. The BCIS data has been re-based for Essex (last updated on 27th June 2015 & 25th July 2015). We have applied the median build cost for each use. This has been used as it is the middle statistic (NOT the middle of the range), therefore unlike the mean, it is not as easily affected by rogue figures.

Table 6.4 BCIS Build Costs – All Uses

House Type	BCIS Description	BCIS Rate (psm)
Apartment	New build flats (apartments), 3-5 storeys	£1,134
Apartment	New build flats (apartments), 6+ storeys	£1,438
House	New build estate housing, generally	£964
Offices	New build, generally and air conditioned	£1,494
Managed Workspace	New build, generally	£1,394
Industrial – B2	New build factories, 500 to 2,000 sq.m.	£767
Industrial – B8	New build warehouses, over 2,000 sq.m	£472
Retail – Local Convenience	New build, up to 1,000 sq.m	£1,164

Source: BCIS online (last updated on 27th June 2015 & 25th July 2015)

6.5 Site Externals

- 6.5.1 External site costs relate to the on-site works in providing service connections, driveways, gardens, estate roads, sustainable urban drainage (SUDs) and swales etc. This will vary from site to site but typically range between 10% to 15% of build cost, depending on the mix, type of site and use. We have therefore assumed different allowances, depending on whether the site is a greenfield or brownfield site. These are summarised in Table 6.5.

Table 6.5: Site Externals

Land Type	Percentage of Build Cost
Brownfield	10%
Greenfield	15%

Source: PBA

6.6 Remediation/Demolition

- 6.6.1 It is envisaged that some of the future development supply will come from brownfield sites. We would therefore expect some remediation work and/or demolition to be needed on these sites prior to them being built out. To reflect the additional costs associated with this we have included an allowance of £200,000 per hectare, based on industry standards.

6.7 Flood Mitigation

- 6.7.1 The extent of flood mitigation will vary from site to site and will depend on many factors such as development size, development type, gross to net site area and site topography. To reflect the additional costs involved for flood mitigation measures we have allowed for the following increases in BCIS costs.

6.7.2 Table 6.6 sets out the allowances included in the viability model.

Table 6.6 Flood Risk Cost Allowances by Flood Zone

Flood Zone	Flood Risk Score	Cost Allowance Uplift on BCIS Costs
Zone 1: Low Probability	1	3%
Zone 2: Medium Probability	2	8%
Zone 3a: High Probability	3a	15%
Zone 3b: The Functional Floodplain	3b	20%

Source: Environment Agency/PBA

6.8 Professional fees

6.8.1 Professional fees reflect costs associated for items such as project management, planning, surveyors, architects, masterplanning, landscape architect, engineers, ecology, transport, building control, heritage and arboriculture.

6.8.2 The Harman report states that: *Figures for fees relating to design, planning and other professional fees can range from 8 -10% for straightforward sites to 20% for the most complex, multi-phase*¹⁹

6.8.3 In our viability model, we have applied professional fees at 10% of build which is in line with industry standards.

6.9 Sales and Marketing Costs

6.9.1 Sales and marketing costs are based on comparable schemes which we have assessed and are in line with industry standards. They have been applied as follows:

- Marketing & sale costs on open market dwellings – 3% of market housing Gross Development Value (GDV). The Harman report provides a range of sales and marketing costs, and states that ‘an allowance should be made for these costs of around 3-5% of the GDV.’ Therefore, the cost applied is reasonable, all be it at the lower end of the range.
- Legal fees on open market dwellings - £500 per unit. This is cost is in line with industry standards.
- Sales and marketing costs for the employment uses have been assumed at 1% of the GDV.
- Letting costs for the employment uses have been assumed at 10% of the rental value which is in line with industry standards.
- Legal fees on sale have been assumed at 0.5% of the GDV, whilst for a letting an allowance of 5% of the rental income has been assumed. In both cases these allowances are in line with industry standards.
- Stamp duty and tax – HMRC prevailing rates.

¹⁹ Local Housing Delivery Group (June 2012) *Viability Testing Local Plans – Advice for planning practitioners*

6.10 Contingency

6.10.1 Contingency is based upon the risk associated with each site and is calculated as a percentage of build cost. Contingency allowances typically range between 3% to 10%. We have adopted a rate of 5% which falls within this range.

6.11 Affordable Housing

6.11.1 The current affordable housing policy for the administrative area is a target of 35% on sites of 0.5ha or above 15 dwellings - as set out in Policy DC31 of the Council's Local Development Framework (LDF).

6.11.2 Under paragraph 5.8 of the City Council's Planning Obligations Supplementary Planning Document (SPD), adopted June 2014 the mix of affordable housing is to include 23.45% of the total number of dwellings within the development as social rented accommodation and the balance of the 35% Affordable Housing, to be intermediate housing.

6.11.3 The apportionment between the different tenure types is summarised in Table 6.7.

Table 6.7 Affordable Housing Requirement by Tenure Type

Affordable Housing Policy (District wide)	Affordable Rent	Intermediate Housing
35%	67%	33%

Source: Chelmsford City Council Planning Obligations Supplementary Planning Document (SPD), adopted June 2014.

6.12 Section 106 contributions

6.12.1 In addition to affordable housing contributions the Council seeks planning obligations through its Planning Obligations SPD (June 2014) for education, health, public transport improvements etc. These contributions are based on data provided by the Council as well as PBA's experience of undertaking SLAA viability studies. We have assumed the rates set out in Table 6.8.

Table 6.8 S.106 Contributions

Description	S.106 per unit
Non-Strategic Sites	£1,000
Strategic Sites	£5,000

Source: Chelmsford City Council/PBA

6.13 CIL

6.13.1 CIL allows authorities to raise funds from developers who are undertaking new building projects in their area. The funds raised are used to provide infrastructure which is needed in order to support the growth of the area administered by Chelmsford City Council.

6.13.2 CIL is applied as a charge per gross square metre of new building and is payable on new residential and retail developments in Chelmsford. Site specific contributions will still be required via S.106 agreements in addition to the provision of affordable housing.

6.13.3 On 1st June 2014, Chelmsford's CIL came into effect via its CIL Charging Schedule and applies to all development permitted after this date.

6.13.4 Table 6.9 sets out the rates payable on new residential and retail development.

Table 6.9: Community Infrastructure Levy for Retail and Residential Development

Use	Rate per sq.m
Residential	£125
Retail - Convenience	£150

Source: Chelmsford City Council's CIL Charging Schedule

6.14 Developers' profit

6.14.1 Profit is a reward for the developers' risk in undertaken the development. RICS guidance states:

...developer's profit allowance, should be at a level reflective of the market at the time of the assessment being undertaken. It will include the risks attached to the specific scheme. This will include both property-specific risk, i.e. the direct development risks within the scheme being considered, and also broader market risk issues, such as the strength of the economy and occupational demand, the level of rents and capital values, the level of interest rates and availability of finance²⁰

6.14.2 Based on our experience of recent comparable schemes and the market's appetite for risk, a profit margin of 17.5% of Gross Development Value (GDV) on the market housing and 6% GDV of affordable housing has been applied (i.e. a contractors profit on the affordable housing). These rates are also in line with industry standards.

6.14.3 On the commercial units we have applied a profit of 15% on GDV. This is again in line with industry standards and reflective of the level of return required by the market.

6.15 Finance

6.15.1 Included within our viability model is a cashflow. This methodology is in line with both the Harman and the RICS Viability for planning guidance. The cashflow assumes the scheme is 100% debt financed at an interest rate of 7% - this is based on typical current market interest rates.

6.16 Threshold Land Values

6.16.1 We have based our approach to the threshold land values by:

- Analysing greenfield and brownfield land values
- Reference to HCA Guidance, The Harman Report and DCLG Guidance.
- Analysis of land values agreed for the site specific S.106 viability work which PBA has undertaken on behalf of the Council.

Greenfield Land

6.16.2 In calculating a greenfield land value we started with an existing use value. We have based the existing use value on agricultural use. Analysis of quoted farmland prices in the Essex area suggests an average of £24,000 per gross hectare.

6.16.3 The HCA Transparent Viability Assumptions Report recommends to incentivise agricultural land to come forward for development a multiplier of between 10 and 20 times agricultural value should be applied. Applying these multipliers would result in a gross land value per

²⁰ RICS (2012) *Financial viability in planning guidance GN 94/2012 (16)*

hectare of between £240,000 and £480,000. We have cross referenced this with the DCLG Turner Morum report which suggests that land values for greenfield land are typically between £246,000 and £369,000 per gross hectare.

- 6.16.4 We are of the view that Chelmsford has a much stronger housing market than other parts of Essex and therefore recommend assuming the upper end of this range i.e. £480,000 per gross hectare. To this figure we need to add the cost of site servicing (infrastructure and utility costs) and make an adjustment for gross to net site area. We can then come to a conclusion on a greenfield site value per net developable hectare.
- 6.16.5 Analysis of the sample greenfield sites in Chapter 5 shows that the average gross to net is 60%. If we apply this ratio to our land value figure of £480,000 per gross hectare results in an adjusted land value of £686,000 per net hectare for an unserviced site.
- 6.16.6 The Harman report²¹ provides a range of £17,000 to £23,000 per plot for strategic infrastructure and utility costs. Taking the bottom of the range and applying it to the average development density of our greenfield scenario i.e. 35 per hectare results in a site servicing cost of £800,000 per net hectare.
- 6.16.7 If we add the site servicing costs of £595,000 per net hectare to our unserviced land value of £800,000 per net hectare equates to greenfield serviced land value for an unallocated site of £1.4 million per net hectare.

Brownfield Land

- 6.16.8 Through our experience of Section 106 viability assessments on behalf of the Council shows that there is a significant variance across Chelmsford's brownfield sites. This is due to the specific characteristics and issues of each individual site. We have seen a general trend across the area of central brownfield sites struggling to achieve policy contributions. At the same time we are also seeing instances where the premium/hope value is over-inflated due to landowners unrealistic expectations on what the land/premises are worth.
- 6.16.9 The starting position of our analysis is to consider the existing use values of brownfield sites. Our analysis of existing use values for offices in Chelmsford is circa. £1.7 million per net hectare. Average industrial land values are £688,000 per hectare. These two figures provide a range of values for our analysis.
- 6.16.10 Standard industry practice, which is supported by planning case law, suggests a premium of between 15% to 30% is applied over the existing use value of a site. The chosen percentage is derived from our assessment of the quality of the brownfield sites in the SLAA. The bulk of the sites in the urban area are either blocks of garages or traditional secondary industrial sites. Also, few are protected employment sites which typically command a lower premium as they are less likely to obtain permission for residential development. The potential therefore for these sites to be developed for housing is greater, and this is reflected by applying a higher premium. Landowners expectations will also be higher for these reasons.
- 6.16.11 In the city centre, the sites identified in the SLAA are a combination of vacant industrial land, Council owned buildings, car parks and industrial premises. Many of these are identified in the Local Plan as 'opportunity areas', which recognises their inherent development potential for other higher value uses such as residential. We are of the opinion that on these sites a 30% premium is appropriate rather than the traditional 15% to 20% as there is more certainty that higher value uses will be granted planning permission.

²¹ Local Housing Delivery Group (June 2012) *Viability Testing Local Plans – Advice for planning practitioners (P44)*

- 6.16.12 If we add a 30% premium (this is the hope value associated with the sites inherent development potential/incentive for landowner to sell) to both averages, this produces a land value for offices of £2.2 million per net hectare and a land value for industrial of £894,000 per net hectare.
- 6.16.13 Our assessment of the additional sites put forward through the latest SLAA call for sites has shown that around 30% of all sites are brownfield with only 23% of these located outside of the settlement boundaries. Given that the majority of the housing supply from these sites is likely to come from the main urban areas, where sites constraints are likely to impact on viability, we are of the opinion that a lower land value of £894,000 per net hectare for an unallocated site is appropriate as this value more adequately reflects the nuisances of these sites.

7 Results of Viability Testing

7.1 Introduction

7.1.1 This chapter sets out our viability analysis of the 18 sites tested. Appraisal summaries can be found in Appendix C based on current affordable housing policy, Section 106 and CIL contributions set out in Chapter 6.

7.2 The Results

7.2.1 The results of the viability testing (Table 7.1) of the purely residential scenarios has shown that 6 out of the 9 typologies produce a positive residual land value and also achieve the threshold land value (i.e. a landowners return is achieved) and are therefore classified as being viable. However, the two Central Chelmsford sites, Site Type 1 & 2, are marginal and unviable respectively. This is due to site constraints such as flood risk and contamination generating additional development costs.

7.2.2 In the Urban Area, Site Type 5 is also on the margins of viability. This is because sales values are not enough to support all policy contributions and the remediation of its previous use. Nevertheless, it still produces a residual land value and therefore the landowner may take a view on the threshold land value assumed i.e. by accepting a lower price for the land, thereby allowing the development to come forward.

Table 7.1 Site Typologies - Residential

Site Type No.	Location	Land Use Type	SHLAA Ref	Address	Net site area ha	No of dwellings	Density dph	Viable?
								Per Ha
Central Chelmsford								
1	Central Chelmsford	Brownfield	CFS241	Civic Centre Land Site, Duke Street, Chelmsford	0.32	51	160	Marginal
Central Chelmsford								
2	Central Chelmsford	Brownfield	CFS278	County Library Headquarters, Goldlay Gardens, Chelmsford	0.80	60	75	No
3	Urban Area	Brownfield	CFS266	Waterhouse Lane Depot and Nursery Waterhouse Lane, Chelmsford	0.32	21	65	Yes
4	Urban Area	Brownfield	CFS32	Allotment Gardens Seymour Street Chelmsford Essex	0.80	52	65	Yes
5	Urban Area	Greenfield	CFS250	Play Area, Cherwell Drive, Chelmsford	0.32	21	65	Marginal
Key Rural Villages								
8	Key Rural Villages	Greenfield	CFS104	Horseshoe Farm, Main Road, Bicknacre, Chelmsford, Essex, CM3 4EX	0.32	11	35	Yes
9	Key Rural Villages	Greenfield	CFS116	Land East of 1-15 Millfields, Danbury, Chelmsford, Essex	1.50	53	35	Yes
10	Key Rural Villages	Greenfield	CFS46	67 Peartree Lane Bicknacre Chelmsford Essex CM3 4LS	3.50	123	35	Yes
Other Rural Villages								
11	Other Rural Villages	Greenfield	CFS25	Land South West of 21 Seven Ash Green Chelmsford	0.32	10	30	Yes

Source: PBA

7.2.3 In terms of the employment typologies (see Table 7.2), three of the five scenarios are viable – they include, the office scheme, B8 industrial scenario and the convenience retail store. In the case of the office scheme and convenience retail store the viability testing shows that at these values, the sites can withstand the additional brownfield remediation costs and still be viable.

7.2.4 On the other hand the managed workspace and B2 industrial typologies are unviable and both generate a negative residual land value. In the case of the B2 industrial scheme, the actual cost of the external works maybe lower for those parcels of land in established industrial estates which can connect easily to the existing infrastructure without the need for expensive service connections and upgrades. Similarly if a major occupier can be secured with excellent covenant strength then viability will improve greatly, producing a positive land value. In reality

there maybe instances whereby certain B2 industrial schemes do come forward for development on this basis and contribute to the future supply of employment land. However, the results show that in the immediate term the deliverability of B2 industrial land is uncertain and it is unlikely to improve unless market conditions improve.

7.2.5 In terms of the managed workspace site, the short flexible lease terms are geared to attract small businesses. Whilst Chelmsford is a prime office location in Essex in terms of managed workspace it is not a major location for this use when compared against established locations such as London. The nature of the tenants and the flexible lease terms often creates a high level of voids and poor covenant strength, which subsequently impacts on viability. However, that is not to say that all centres will be unviable. For instance, established business centres in Chelmsford, with an experienced and effective team are highly profitable and for these reasons may require additional accommodation to expand. However, the amount of land needed for this uses will be small and it is highly likely that viability will be an issue.

Table 7.2 Site Typologies – Employment

Site Type No.	Site	SHLAA Ref	Address	Net site area ha	Total Floorspace	Viable?
						Per Ha
14	Offices	CFS241	Civic Centre Land Site, Duke Street, Chelmsford	0.06	2,000	Yes
15	Managed Workspace	CFS153	206 and 208 Main Road Broomfield Chelmsford Essex CM1 7AJ	0.12	395	No
16	Industrial - B2	CFS166	Land West of Hanbury Road, Chelmsford	1.00	2,000	No
17	Industrial - B8	CFS117	BAE Works, West Hanningfield Road, Great Baddow, Chelmsford	1.00	4,000	Yes
18	Retail - Convenience	CFS148	Land North of Cuton Hall Lane Chelmer Village Springfield Chelmsford Essex	0.05	465	Yes

Source: PBA

7.2.6 In addition to the above scenarios a number of mixed use typologies were also tested (see Table 7.3), these range from large strategic urban extension sites to small intensively developed city centre sites.

Table 7.3 Site Typologies - Mixed

Site Type	Location	Land Use Type	SHLAA Ref	Address	Net site area ha	No of dwellings	Employment Uses	Viable?
								Per Ha
6	Chelmsford Outer Fringe	Greenfield	CFS182	Land North and South of Brick Barns Farm, Mashbury Road, Chignal St James, Chelmsford, Essex	21	840	Convenience retail (465 sqm); Offices (2,000 sqm) & Industrial (5,000 sqm)	Yes
7	Key Rural Villages	Greenfield	CFS173	Land Adjacent Danbury Mission Evangelical Church, Maldon Road, Danbury, Chelmsford, Essex	10.4	416	Convenience retail (465 sqm)	Yes
12	Central Chelmsford	Brownfield	CFS255	45/47 Baddow Road + area at rear Baddow Road Chelmsford CM2 0DD	0.32	48.64	Convenience retail (465 sqm)	No
13	Central Chelmsford	Brownfield	CFS263	Baddow Road Car Park Baddow Road Chelmsford CM2 0DD	0.8	76.8	Offices (2,000 sqm) & Convenience retail (930 sqm)	Yes

Source: PBA

7.2.7 It can be seen that the majority of the mixed typologies are viable, providing a positive land value in excess of the threshold land value. From a viability perspective, these sites have the potential to contribute towards the authorities development land supply.

7.2.8 Typology 12 is the only mixed use scheme that is unviable. This is a city centre apartment scheme with ground floor convenience retail on a former brownfield site. It does generate a small positive residual land value. This suggests that the combination of site constraints i.e.

flood risk and contamination, in addition to the Council's policy contributions are too much of a burden on the scheme and as such it is unable support all these costs whilst also providing a profitable scheme. City centre sites without these constraints may be more viable. Similarly a more intensely developed apartment scheme may also improve viability. In these instances some small city centre residential and retail schemes will come forward for development. Furthermore, if the Council is prepared to be flexible with their affordable housing policy on these sites then this may generate viable development.

8 Conclusions

- 8.1.1 Based on the information available to us at present, in our assessment the majority of sites tested appear viable. In some instances the Council's policy contributions may need to be 'flexed' on mixed use and apartment city centre schemes that have abnormalities such as flood risk or remediation, to facilitate viable development.
- 8.1.2 In the case of the small apartment schemes in the main urban areas (Typology 5), the testing has shown that these sites are more marginal as although a positive residual land value is generated it is not sufficient for the landowner to sell. These sites may come forward and contribute towards the Council's development land supply but will depend more on the negotiations between the two parties.
- 8.1.3 In terms of the remaining residential scenarios, the results of the viability exercise has shown that medium to large apartment schemes in and around the main urban areas are developable and have the potential to contribute to the authorities development supply in the future. Similarly, the Council can expect greenfield sites in and around the key rural villages and other villages to be viable.
- 8.1.4 The testing of mixed use sites, involved city centre scenarios and strategic urban extension sites in and around Chelmsford and the Key Rural Villages. Apart from the city centre retail and residential scenario (Typology 12), all the scenarios produced a positive residual land value and exceeded the threshold land value. This shows that these different development scenarios are capable of supporting the Council's policy contributions and have the potential to contribute to the areas development needs in the future.
- 8.1.5 Similarly, the majority of employment sites tested are viable. Only the B2 Industrial (Typology 16) and managed workspace (Typology 15) were unviable and in the case of the latter substantially below the threshold land value. Site specific schemes of this nature may be more viable than our high level assessment, however, in general these sites are only likely to come forward if the market improves and/or a landowner is willing to accept a lower margin.
- 8.1.6 If we extrapolate the findings of the sample sites tested in our viability assessment and apply them to the total number of SLAA sites, we can broadly say the following quantum of development sites are viable, marginal or unviable across the city, as shown in Table 8.1. However, in applying them our approach was based on the data provided by the Council at the time of writing this report. Where information relating to the proposed use was unavailable, a residential end use was assumed.

Table 8.1 Viability status and development quantum of SLAA sites as a percentage

Scenario	Total Sites	Viable sites	Marginal sites	Unviable sites
	%	% of sites	% of sites	% of sites
Residential	71%	95.5%	4%	0.5%
Office	1%	100%	0%	0%
Managed workspace	1%	0%	0%	100%
Industrial – B2	3%	0%	0%	100%
Industrial – B8	1%	100%	0%	0%
Convenience retail	0%	0%	0%	0%
Mixed use	17%	98%	0%	2%
Other	6%	n/a	n/a	n/a

Source: PBA

Appendix A List of Site Typologies

Site Typology – Employment & Mixed Use

Site Type No.	Location	Land Type	SHLAA Reference	Proposed Development	Gross site area	Net site area	Net:Gross Ratio	Net yield	Dwellings per ha	Form and Scale
6	Chelmsford Outer Fringe	Greenfield	CFS182	Residential, offices, B2 industrial & convenience retail	50	21	80%	840	40	75% Residential (consisting of 20% flats, 16% 2 bed houses, 39% 3 bed houses & 25% 4+ bed houses); 5% convenience retail (465 sqm); 5% offices (2,000 sqm) & 15% B2 industrial (5,000 sqm)
7	Key Villages Strategic Site	Greenfield	CFS173	Residential & convenience retail	20	10.4	80%	416	40	95% Residential (consisting of 20% flats, 16% 2 bed houses, 39% 3 bed houses & 25% 4+ bed houses) and 5% convenience retail (465 sqm)
12	Central Chelmsford	Brownfield	CFS255	Residential & convenience retail	0.4	0.32	80%	49	160	95% Residential (consisting of 100% flats at 6+ storeys) and 5% convenience retail (465 sqm)
13	Central Chelmsford	Brownfield	CFS263	Residential, offices & convenience retail	1	0.80	80%	77	160	60% Residential (consisting of 100% flats at 6+ storeys); 30% offices (2,000 sqm) and 10% convenience retail (930 sqm)
14	Central Chelmsford	Brownfield	CFS241	Offices	0.06	0.048	80%	0	0	100% offices (2,000 sqm)

Site Typology – Employment & Mixed Use

15	District Wide	Greenfield	CFS153	Managed Workspace	0.12	0.48	40%	0	0	100% managed workspace (465 sqm)
16	District Wide	Greenfield	CFS166	Industrial – B2	2.5	1	40%	0	0	100% B2 industrial (2,000 sqm)
17	District Wide	Greenfield	CFS117	Industrial – B8	2.5	1	40%	0	0	100% B8 industrial (4,000 sqm)
18	District Wide	Brownfield	CFS148	Convenience Retail	0.05	0.04	80%	0	0	100% convenience retail (465 sqm)

Site Typology – Residential

(Including housing phases for the strategic sites)

Site Type No.	Location	Land Type	SHLAA Reference	Size Category	Gross site area	Net site area	Net:Gross Ratio	Gross yield	Net yield	Dwellings per ha	Form and Scale
1	Central Chelmsford	Brownfield	CFS241	Small	0.4	0.32	80%	64	51	160	Flats only – 6+ storeys
2	Central Chelmsford	Brownfield	CFS278	Medium	1	0.80	80%	75	60	75	Flats only – 6+ storeys
3	Urban Area	Brownfield	CFS266	Small	0.4	0.32	80%	26	21	65	Flats only – between 2 & 3 storeys
4	Urban Area	Brownfield	CFS32	Medium	1	0.80	80%	65	52	65	Flats only – between 2 & 3 storeys
5	Urban Area	Greenfield	CFS250	Small	0.4	0.32	80%	26	21	65	Flats only – between 2 & 3 storeys
6	Chelmsford Outer Fringe	Greenfield	CFS182	Large	50	25.00	55%	2000	825	40 (average)	80% houses & 20% flats
7	Key Rural Villages Strategic Sites	Greenfield	CFS173	Large	20	10	55%	800	418	40	80% houses & 20% flats
8	Key Rural Villages	Greenfield	CFS104	Small	0.4	0.32	80%	14	11	35	Houses only
9	Key Rural Villages	Greenfield	CFS116	Medium	2	1.5	75%	70	53	35	Houses only
10	Key Rural Villages	Greenfield	CFS46	Large	5	3.5	70%	175	123	35	80% houses & 20% flats
11	Other Rural Villages	Greenfield	CFS25	Small	0.4	0.32	80%	12	10	30	Houses only

Appendix B Appraisal Assumptions

Assumption	Source	Notes																				
Revenue																						
Sales values of residential and employment uses	EGI, CoStar, Land Registry, market comparables & Consultation	<p>Property values are derived from different sources, depending on land use. For housing, Land Registry data forms a basis for analysis. This provides a full record of all individual transactions. This data is then supplemented with conversations with local agents, which allows us to form a view on new build sales values.</p> <p>In terms of the employment, EGI and CoStar data forms the basis of our analysis, which we have supplement with our own in-house data gathered from undertaking a number of site specific S.106 viability studies in the administrative area.</p> <p>The values used are as follows:</p> <p>Houses - £3,513 per sq.m Flats - £3,513 per sq.m Offices - £250 per sq m capitalised at 7.5% Managed Workspace - £40 per sq m capitalised at 9.5% Industrial – B2 - £72 per sq m capitalised at 7%. Industrial – B8 - £83 per sq m capitalised at 6.75%. Convenience - £200 per sq m capitalised at 5.5%.</p>																				
Affordable housing transfer values	PBA and Chelmsford City Council	<p>We have assumed the following price paid per unit as a percentage of market value as follows:</p> <ul style="list-style-type: none"> Affordable Rent = 50% of open market value; Intermediate Housing = 60% of market value. <p>This equates to the following values per sq.m:</p> <p>Affordable Rent</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Value per sq.m</th> </tr> </thead> <tbody> <tr> <td>Houses</td> <td>£1,757</td> </tr> <tr> <td>Flats</td> <td>£2,108</td> </tr> </tbody> </table> <p>Intermediate Housing</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Value per sq.m</th> </tr> </thead> <tbody> <tr> <td>Houses</td> <td>£1,757</td> </tr> <tr> <td>Flats</td> <td>£2,108</td> </tr> </tbody> </table>	Type	Value per sq.m	Houses	£1,757	Flats	£2,108	Type	Value per sq.m	Houses	£1,757	Flats	£2,108								
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Construction costs																						
Construction	BCIS Online	<p>BCIS is published by RICS on a quarterly basis. BCIS offers a range of prices dependent on the final specification and are derived from BCIS Review of Building Prices data of actual prices in the marketplace.</p> <p>The build costs used in the model are based on median rates adjusted for location. They exclude any allowance for externals which is treated separately.</p> <p>The following build costs used are rebased for Essex:</p> <table border="1"> <tbody> <tr> <td>Market houses</td> <td>£964 per sq.m</td> </tr> <tr> <td>Affordable rent houses</td> <td>£964 per sq.m</td> </tr> <tr> <td>Intermediate houses</td> <td>£964 per sq.m</td> </tr> <tr> <td>Market flats (3 – 5 storeys)</td> <td>£1,136 per sq.m</td> </tr> <tr> <td>Affordable rent flats (3 – 5 storeys)</td> <td>£1,136 per sq.m</td> </tr> <tr> <td>Intermediate flats (3 – 5 storeys)</td> <td>£1,136 per sq.m</td> </tr> <tr> <td>Market flats (6+ storeys)</td> <td>£1,438 per sq.m</td> </tr> <tr> <td>Affordable rent flats (6+ storeys)</td> <td>£1,438 per sq.m</td> </tr> <tr> <td>Intermediate flats (6+ storeys)</td> <td>£1,438 per sq.m</td> </tr> <tr> <td>Offices (Generally & Air Conditioned)</td> <td>£1,494 per sq.m</td> </tr> </tbody> </table>	Market houses	£964 per sq.m	Affordable rent houses	£964 per sq.m	Intermediate houses	£964 per sq.m	Market flats (3 – 5 storeys)	£1,136 per sq.m	Affordable rent flats (3 – 5 storeys)	£1,136 per sq.m	Intermediate flats (3 – 5 storeys)	£1,136 per sq.m	Market flats (6+ storeys)	£1,438 per sq.m	Affordable rent flats (6+ storeys)	£1,438 per sq.m	Intermediate flats (6+ storeys)	£1,438 per sq.m	Offices (Generally & Air Conditioned)	£1,494 per sq.m
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		Managed Workspace (Generally)	£1,394 per sq.m															
		Industrial – B2 (New Build Factories, 500 to 2,000 sqm)	£767 per sq.m															
		Industrial – B8 (New Build Warehouses, over 2,000 sqm)	£472 per sq.m															
		Retail – Local Convenience (up to 1,000 sqm)	£1,164 per sq.m															
Remediation/ Demolition	Industry Standards	We have assumed the following remediation costs: Greenfield £0 per hectare Brownfield £200,000 per hectare																
Plot external	Industry Standards	These covers external build costs for site preparation and includes items such as internal access roads, landscaping, open space, drainage, utilities and services within the site. We have allowed the following percentage of build costs for these items: <table border="1"> <tr> <td>Greenfield</td> <td>15%</td> </tr> <tr> <td>Brownfield</td> <td>10%</td> </tr> </table> These exclude abnormal site development costs and exceptional offsite infrastructure.		Greenfield	15%	Brownfield	10%											
Greenfield	15%																	
Brownfield	10%																	
CIL	Council Policy	The Community Infrastructure Levy (CIL) is based on the City Council's Charging Schedule. The following rates have been assumed for residential and convenience retail: Residential - £125 per sq.m Convenience Retail - £150 per sq.m																
Developer Contributions (S106/S278)	Planning policy, PBA & Council's Database	In addition to affordable housing contributions the Council seeks planning obligations through its Planning Obligations SPD (June 2014) for education, health, public transport improvements etc. These contributions are based on the S.106 Infrastructure Assumptions included in Chelmsford City Council's CIL Viability Evidence Base Report (February 2013). We have applied the following. <table border="1"> <tr> <td>S.106</td> <td>£1,000 per unit</td> </tr> <tr> <td>S.106 – Strategic Sites</td> <td>£5,000 per unit</td> </tr> </table>		S.106	£1,000 per unit	S.106 – Strategic Sites	£5,000 per unit											
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Flood Mitigation	Allowance	The extent of flood risk mitigation will vary from site to site and will depend on many factors such as: development size, development type, site area gross to net, and site topography. To reflect additional costs involved for flood mitigation measures we have allowed for the following increases in BCIS costs. <table border="1"> <thead> <tr> <th></th> <th>Flood risk score</th> <th>Cost allowance uplift</th> </tr> </thead> <tbody> <tr> <td>Zone 1: Low Probability</td> <td>1</td> <td>3%</td> </tr> <tr> <td>Zone 2: Medium Probability</td> <td>2</td> <td>8%</td> </tr> <tr> <td>Zone 3a: High Probability</td> <td>3a</td> <td>15%</td> </tr> <tr> <td>Zone 3b: Functional Floodplain</td> <td>3b</td> <td>20%</td> </tr> </tbody> </table>			Flood risk score	Cost allowance uplift	Zone 1: Low Probability	1	3%	Zone 2: Medium Probability	2	8%	Zone 3a: High Probability	3a	15%	Zone 3b: Functional Floodplain	3b	20%
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Zone 3b: Functional Floodplain	3b	20%																
Contingency	Industry Standards	Contingency is an expression of risk relating to a specific scheme and will vary from site to site. We have adopted a generic average of 5% though in practice it will vary.																
Fees																		
Professional fees	Industry Standards	We have assumed 10% of development costs based on accepted industry standards.																
Sale costs/Letting Fees	Industry Standards	We have not allowed for marketing or letting fees for the convenience retail scenarios as we have assumed the development would be pre-let. Fees associated with the lettings and the investment sale are based upon the																

		following industry standards:										
		<table border="1"> <thead> <tr> <th></th> <th>Sales</th> <th>Lettings</th> </tr> </thead> <tbody> <tr> <td>Surveyor -</td> <td>1.00%</td> <td>10.00%</td> </tr> <tr> <td>Legal -</td> <td>0.50%</td> <td>5.00%</td> </tr> </tbody> </table>		Sales	Lettings	Surveyor -	1.00%	10.00%	Legal -	0.50%	5.00%	
	Sales	Lettings										
Surveyor -	1.00%	10.00%										
Legal -	0.50%	5.00%										
		Stamp duty has been charged at the prevailing rate.										
Finance costs	Industry standards	Finance costs assume an interest rate of 7%.										
Stamp Duty on Land Purchase	HMRC	Stamp duty has been charged on the land purchase at the prevailing rate.										
Professional fees on Land Purchase	Industry standards	Fees associated with the land purchase are based upon the following industry standards:										
		<table> <tbody> <tr> <td>Surveyor -</td> <td>1.00%</td> </tr> <tr> <td>Legal -</td> <td>0.75%</td> </tr> </tbody> </table>	Surveyor -	1.00%	Legal -	0.75%						
Surveyor -	1.00%											
Legal -	0.75%											
Profit												
Profit	Industry standards	Developer profit is a reflection of development risk, the more risk associated with a project the greater return is sought to off-set the risk. It is industry practice that a lower developer profit is applied to the affordable housing units as the risk here is mitigated through having an end-user in place (i.e. pre-sales) prior to construction. The following rates have been applied based on market comparables of similar schemes:										
		<table> <tbody> <tr> <td>Private Housing</td> <td>17.50% of value</td> </tr> <tr> <td>Affordable</td> <td>6% of value</td> </tr> <tr> <td>Employment</td> <td>15% of value</td> </tr> </tbody> </table>	Private Housing	17.50% of value	Affordable	6% of value	Employment	15% of value				
Private Housing	17.50% of value											
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Employment	15% of value											
Threshold Land Value per net developable ha												
Threshold Land Value	PBA & market comparables	<p>We have examined a cross section of residential and commercial land comparables. We aim to arrive at the price that a landowner will accept for a serviced site, with roads and major utilities to the site boundary. Note that where sites require remediation this has been dealt with by way of a separate cost to the developer.</p> <p>In setting a suitable threshold land value we have considered the Harman report that: "Threshold Land Value is based on a premium over current use values and credible alternative use values (noting the exceptions below)." Therefore, where the site has been identified as brownfield we have considered this to be an employment value plus landowners premium (applied at 30%), with greenfield sites assessed against residential values. Employment land values vary across the District depending on location and actual employment use. Residential values depend on local market conditions and are therefore subject to change. The existing use value plus premium is an acceptable methodology set out in the Harman report.</p> <p>The following land values have been used:</p> <table> <tbody> <tr> <td>Brownfield</td> <td>£894,000</td> <td>per net ha</td> </tr> <tr> <td>Greenfield</td> <td>£1,400,000</td> <td>per net ha</td> </tr> </tbody> </table>	Brownfield	£894,000	per net ha	Greenfield	£1,400,000	per net ha				
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Other												
Time-scales - build rate	Industry Standards	For the residential e have assumed the following build out period:										
		<table border="1"> <tbody> <tr> <td>Small</td> <td>24 per annum</td> </tr> <tr> <td>Medium</td> <td>32 per annum</td> </tr> <tr> <td>Large</td> <td>32 per annum</td> </tr> <tr> <td>Key Rural Villages Strategic Sites</td> <td>50 per annum</td> </tr> <tr> <td>Chelmsford Outer Fringe</td> <td>150 per annum</td> </tr> </tbody> </table>	Small	24 per annum	Medium	32 per annum	Large	32 per annum	Key Rural Villages Strategic Sites	50 per annum	Chelmsford Outer Fringe	150 per annum
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Large	32 per annum											
Key Rural Villages Strategic Sites	50 per annum											
Chelmsford Outer Fringe	150 per annum											

		For the commercial schemes we have assumed the following build out period:																				
		<table border="1"> <tr> <td>Offices</td> <td>9 months</td> </tr> <tr> <td>Managed Workspace</td> <td>6 months</td> </tr> <tr> <td>Industrial – B2</td> <td>9 months</td> </tr> <tr> <td>Industrial – B8</td> <td>9 months</td> </tr> <tr> <td>Convenience Retail</td> <td>6 months</td> </tr> </table>	Offices	9 months	Managed Workspace	6 months	Industrial – B2	9 months	Industrial – B8	9 months	Convenience Retail	6 months										
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Threshold Land Value	PBA & market comparables	<p>We have examined a cross section of residential and commercial land comparables. We aim to arrive at the price that a landowner will accept for a serviced site, with roads and major utilities to the site boundary. Note that where sites require remediation this has been dealt with by way of a separate cost to the developer.</p> <p>In setting a suitable threshold land value we have considered the Harman report that: "Threshold Land Value is based on a premium over current use values and credible alternative use values (noting the exceptions below)." Therefore, where the site has been identified as brownfield we have considered this to be an employment value plus landowners premium (applied at 30%), with greenfield sites assessed against residential values. Employment land values vary across the District depending on location and actual employment use. Residential values depend on local market conditions and are therefore subject to change. The existing use value plus premium is an acceptable methodology set out in the Harman report.</p> <p>The following land values have been used:</p> <table> <tr> <td>Brownfield</td> <td>£894,000</td> <td>per net ha</td> </tr> <tr> <td>Greenfield</td> <td>£1,400,000</td> <td>per net ha</td> </tr> </table>	Brownfield	£894,000	per net ha	Greenfield	£1,400,000	per net ha														
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Greenfield	£1,400,000	per net ha																				
Average unit size	Industry standards, market comparables & Nationally Described Space Standards	<p>In terms of the residential units the average sizes assumed are based on the Nationally Described Space Standard – Technical Requirements Consultation Draft (September 2014). The following unit sizes have been assumed in the model:</p> <p>Residential</p> <table border="1"> <tr> <td>Houses – 2 bed</td> <td>79 sq.m</td> </tr> <tr> <td>Houses – 3 bed</td> <td>102 sq.m</td> </tr> <tr> <td>Houses – 4+ bed</td> <td>124 sq.m</td> </tr> <tr> <td>Flats NIA</td> <td>51 sq.m</td> </tr> <tr> <td>Flats GIA</td> <td>60 sq.m</td> </tr> </table> <p>Employment</p> <table border="1"> <tr> <td>Offices</td> <td>2,000 sq.m</td> </tr> <tr> <td>Managed Workspace</td> <td>465 sq.m</td> </tr> <tr> <td>Industrial B2</td> <td>2,000 sq.m</td> </tr> <tr> <td>Industrial B8</td> <td>4,000 sq.m</td> </tr> <tr> <td>Convenience Retail</td> <td>465 sq.m</td> </tr> </table>	Houses – 2 bed	79 sq.m	Houses – 3 bed	102 sq.m	Houses – 4+ bed	124 sq.m	Flats NIA	51 sq.m	Flats GIA	60 sq.m	Offices	2,000 sq.m	Managed Workspace	465 sq.m	Industrial B2	2,000 sq.m	Industrial B8	4,000 sq.m	Convenience Retail	465 sq.m
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Appendix C Detailed Appraisals

Peter Brett Associates

Development Appraisal

Report Date: 14 August 2015

Summary Appraisal for Phase 1 Offices

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Offices	1	1,700.00	£250.00	£425,000	425,000

Investment Valuation

Offices					
Current Rent	425,000	YP @	7.5000%	13.3333	5,666,667

NET REALISATION

5,666,667

OUTLAY

ACQUISITION COSTS

Residualised Price (0.06 Ha £13,568,784.96 pHect)			814,127		
Stamp Duty		4.00%	32,565		
Agent Fee		1.00%	8,141		
Legal Fee		0.75%	6,106		
				860,939	

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Offices	2,000.00	£1,494.00	2,988,000	2,988,000

Contingency		5.00%	149,400	
Remediation/Demolition	0.06 ha	200,000.00 /ha	12,000	
				161,400

Other Construction

External Works		10.00%	298,800	
				298,800

PROFESSIONAL FEES

Architect		10.00%	328,680	
				328,680

MARKETING & LETTING

Letting Agent Fee		10.00%	42,500	
Letting Legal Fee		5.00%	21,250	
				63,750

DISPOSAL FEES

Sales Agent Fee		1.00%	56,667	
Sales Legal Fee		0.50%	28,333	
				85,000

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)					
Land			56,607		
Construction			84,358		
Total Finance Cost					140,965

TOTAL COSTS

4,927,534

PROFIT

739,132

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	13.04%
Profit on NDV%	13.04%
Development Yield% (on Rent)	8.63%
Equivalent Yield% (Nominal)	7.50%
Equivalent Yield% (True)	7.87%

IRR	39.24%
-----	--------

Rent Cover
Profit Erosion (finance rate 7.000%)

1 yr 9 mths
2 yrs

Peter Brett Associates

Development Appraisal

Report Date: 14 August 2015

Summary Appraisal for Phase 1 Managed Workspace

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Managed Workspace	1	395.25	£40.00	£15,810	15,810	15,810

Investment Valuation

Managed Workspace

Current Rent	15,810	YP @	9.5000%	10.5263	166,421	
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NET REALISATION

166,421

OUTLAY

ACQUISITION COSTS

Residualised Price			(677,168)	(677,168)		
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CONSTRUCTION COSTS

Construction

	m ²	Rate m ²	Cost	
Managed Workspace	465.00	£1,394.00	648,210	648,210

Contingency		5.00%	32,410	32,410
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Other Construction

External Works		10.00%	64,821	64,821
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PROFESSIONAL FEES

Architect		10.00%	71,303	71,303
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MARKETING & LETTING

Letting Agent Fee		10.00%	1,581	
Letting Legal Fee		5.00%	791	
				2,372

DISPOSAL FEES

Sales Agent Fee		1.00%	1,664	
Sales Legal Fee		0.50%	832	
				2,496

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			(10,990)	
Construction			11,259	
Total Finance Cost				269

TOTAL COSTS

144,714

PROFIT

21,707

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	13.04%
Profit on NDV%	13.04%
Development Yield% (on Rent)	10.93%
Equivalent Yield% (Nominal)	9.50%
Equivalent Yield% (True)	10.09%
IRR	(13.13)%
Rent Cover	1 yr 4 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Peter Brett Associates

Development Appraisal

Report Date: 14 August 2015

Summary Appraisal for Phase 1 Supermarket

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Retail - Convenience	1	465.00	£200.00	£93,000	93,000

Investment Valuation

Retail - Convenience

Current Rent	93,000	YP @	5.5000%	18.1818	1,690,909
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NET REALISATION

1,690,909

OUTLAY

ACQUISITION COSTS

Residualised Price (0.05 Ha £11,870,908.37 pHect)				593,545	
Stamp Duty		4.00%		23,742	
Agent Fee		1.00%		5,935	
Legal Fee		0.75%		4,452	
					627,674

CONSTRUCTION COSTS

Construction

	m²	Rate m²	Cost	
Retail - Convenience	465.00	£1,164.00	541,260	541,260
Contingency		5.00%	27,063	
Remediation/Demolition	0.05 ha	200,000.00 /ha	10,000	
CIL	465.00 m ²	150.00 pm ²	69,750	
				106,813

Other Construction

External Works		10.00%	54,126	
				54,126

PROFESSIONAL FEES

Architect		10.00%	59,539	
				59,539

MARKETING & LETTING

Letting Agent Fee		10.00%	9,300	
Letting Legal Fee		5.00%	4,650	
				13,950

DISPOSAL FEES

Sales Agent Fee		1.00%	16,909	
Sales Legal Fee		0.50%	8,455	
				25,364

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)					
Land			29,764		
Construction			11,865		
Total Finance Cost					41,630

TOTAL COSTS

1,470,355

PROFIT

220,554

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	13.04%
Profit on NDV%	13.04%
Development Yield% (on Rent)	6.33%
Equivalent Yield% (Nominal)	5.50%
Equivalent Yield% (True)	5.69%

IRR	39.82%
Rent Cover	2 yrs 4 mths
Profit Erosion (finance rate 7.000%)	2 yrs

**Initial
MRV**
93,000

Peter Brett Associates

Development Appraisal

Report Date: 14 August 2015

Summary Appraisal for Phase 1 Industrial - B8

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Industrial - B8	1	4,000.00	£70.00	£280,000	280,000

Investment Valuation

Industrial - B8					
Current Rent	280,000	YP @	6.7500%	14.8148	4,148,148

NET REALISATION

4,148,148

OUTLAY

ACQUISITION COSTS

Residualised Price (1.00 Ha £950,398.85 pHect)			950,399	
Stamp Duty		4.00%	38,016	
Agent Fee		1.00%	9,504	
Legal Fee		0.75%	7,128	
				1,005,047

CONSTRUCTION COSTS

Construction

	m²	Rate m²	Cost	
Industrial - B8	4,000.00	£472.00	1,888,000	1,888,000
Contingency		5.00%	94,400	94,400

Other Construction

External Works		10.00%	188,800	188,800
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PROFESSIONAL FEES

Architect		10.00%	207,680	207,680
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MARKETING & LETTING

Letting Agent Fee		10.00%	28,000	
Letting Legal Fee		5.00%	14,000	
				42,000

DISPOSAL FEES

Sales Agent Fee		1.00%	41,481	
Sales Legal Fee		0.50%	20,741	
				62,222

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			66,082	
Construction			52,854	
Total Finance Cost				118,936

TOTAL COSTS

3,607,085

PROFIT

541,064

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	13.04%
Profit on NDV%	13.04%
Development Yield% (on Rent)	7.76%
Equivalent Yield% (Nominal)	6.75%
Equivalent Yield% (True)	7.04%
IRR	35.13%

Rent Cover
Profit Erosion (finance rate 7.000%)

1 yr 11 mths
2 yrs

Peter Brett Associates

Development Appraisal

Report Date: 14 August 2015

Summary Appraisal for Phase 1 Industrial B2

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Industrial - B2	1	2,000.00	£72.00	£144,000	144,000

Investment Valuation

Industrial - B2					
Current Rent	144,000	YP @	7.0000%	14.2857	2,057,143

NET REALISATION

2,057,143

OUTLAY

ACQUISITION COSTS

Residualised Price			(229,513)	(229,513)	
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CONSTRUCTION COSTS

	m²	Rate m²	Cost	
Construction				1,534,000
Industrial - B2	2,000.00	£767.00	1,534,000	
Contingency		5.00%	76,700	76,700
Other Construction				
External Works		10.00%	153,400	153,400

PROFESSIONAL FEES

Architect		10.00%	168,740	168,740
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MARKETING & LETTING

Letting Agent Fee		10.00%	14,400	
Letting Legal Fee		5.00%	7,200	21,600

DISPOSAL FEES

Sales Agent Fee		1.00%	20,571	
Sales Legal Fee		0.50%	10,286	30,857

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			(9,908)	
Construction			42,944	
Total Finance Cost				33,036

TOTAL COSTS

1,788,820

PROFIT

268,322

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	13.04%
Profit on NDV%	13.04%
Development Yield% (on Rent)	8.05%
Equivalent Yield% (Nominal)	7.00%
Equivalent Yield% (True)	7.32%
IRR	69.03%
Rent Cover	1 yr 10 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Typology	SHLAA Reference	Size Category	Net site area	Net yield	Land Use Type
Central Chelmsford - Mixt	CFS263	Medium	0.8	77	Brownfield



Residual Land Value	No. of private units	No. of affordable units
-£402,905 per ha	50	27

Development Value

	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Private Units					
Flats	50	51	2,546	£3,513	£8,943,817
Houses - 2 bed	0	79	0	£3,513	£0
Houses - 3 bed	0	102	0	£3,513	£0
Houses - 4+ bed	0	124	0	£3,513	£0
	50		2,546		
Intermediate					
Flats	9	51	452	£2,108	£953,548
Houses - 2 bed	0	79	0	£2,108	£0
Houses - 3 bed	0	102	0	£2,108	£0
Houses - 4+ bed	0	124	0	£2,108	£0
	9		452		
Affordable rent					
Flats	18	51	918	£1,757	£1,613,327
Houses - 2 bed	0	79	0	£1,757	£0
Houses - 3 bed	0	102	0	£1,757	£0
Houses - 4+ bed	0	124	0	£1,757	£0
	18		918		

Gross Development Value	77	3,917	£11,510,692
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Development Cost

Site Acquisition

Site Value			-£322,324
Purchaser Costs			1.75%

Residual Land Value

-£327,964

Build Costs

	No. of units	Size sq.m	Cost per sq.m	Total Costs
Private units				
Flats	50	60	£1,438	£4,307,098
Houses - 2 bed	0	79	£964	£0
Houses - 3 bed	0	102	£964	£0
Houses - 4+ bed	0	124	£964	£0
	50			
Intermediate				
Flats	9	60	£1,438	£765,338
Houses - 2 bed	0	79	£964	£0
Houses - 3 bed	0	102	£964	£0
Houses - 4+ bed	0	124	£964	£0
	9			
Affordable rent				
Flats	18	60	£1,438	£1,553,868
Houses - 2 bed	0	79	£964	£0
Houses - 3 bed	0	102	£964	£0
Houses - 4+ bed	0	124	£964	£0
	18			

	77	4608	£6,626,304
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Externals

Plot external		10%	as a percentage of build costs	£662,630
Remediation/Demolition		£200,000	per ha	£160,000
Flood risk mitigation	Flood zone 3a	Approx. % site effected 50%	15% cost uplift as a percentage of build costs	£496,973

£1,319,603

Professional Fees

as percentage of construction costs (build and externals)	10%	£794,591
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£794,591

Contingency

as percentage of construction costs (build and externals)	5%	£331,315
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£331,315

Developer contributions

S.106	£1,000	per unit	£76,800
CIL	£125	per sq m	£374,400

£451,200

Sale cost

Legals -	£500	£38,400
Sales & Marketing cost -	3.00%	£345,321

£383,721

TOTAL DEVELOPMENT COSTS

£9,578,770

Developers' Profit

Private Housing	Rate 17.50%	of sales	£1,565,168
Affordable Housing	Rate 6%	of sales	£154,013

£1,719,180

TOTAL PROJECT COSTS [EXCLUDING INTEREST]

£11,297,950

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

£212,742

Finance Costs

APR 7.00%	PCM 0.565%	-£212,742
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TOTAL PROJECT COSTS [INCLUDING INTEREST]

£11,510,692

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Typology	SHLAA Reference	Size Category	Net site area	Net yield	Land Use Type
Central Chelmsford - Mixed Use	CFS255	Small	0.3	49	Brownfield



Residual Land Value	No. of private units	No. of affordable units
-£552,588 per ha	32	17

Development Value

Private Units	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats	32	51	1,612	£3,513	£5,664,417
Houses - 2 bed	0	79	0	£3,513	£0
Houses - 3 bed	0	102	0	£3,513	£0
Houses - 4+ bed	0	124	0	£3,513	£0
	32		1,612		
Intermediate	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats	6	51	287	£2,108	£603,914
Houses - 2 bed	0	79	0	£2,108	£0
Houses - 3 bed	0	102	0	£2,108	£0
Houses - 4+ bed	0	124	0	£2,108	£0
	6		287		
Affordable rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats	11	51	582	£1,757	£1,021,774
Houses - 2 bed	0	79	0	£1,757	£0
Houses - 3 bed	0	102	0	£1,757	£0
Houses - 4+ bed	0	124	0	£1,757	£0
	11		582		

Gross Development Value	49	2,481	£7,290,105
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Development Cost

Site Acquisition

Site Value	-£176,828
Purchaser Costs	1.75%

Residual Land Value	-£179,923
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Build Costs

Private units	No. of units	Size sq.m	Cost per sq.m	Total Costs
Flats	32	60	£1,438	£2,727,828
Houses - 2 bed	0	79	£964	£0
Houses - 3 bed	0	102	£964	£0
Houses - 4+ bed	0	124	£964	£0
	32			
Intermediate	No. of units	Size sq.m	Cost per sq.m	Total Costs
Flats	6	60	£1,438	£484,714
Houses - 2 bed	0	79	£964	£0
Houses - 3 bed	0	102	£964	£0
Houses - 4+ bed	0	124	£964	£0
	6			
Affordable rent	No. of units	Size sq.m	Cost per sq.m	Total Costs
Flats	11	60	£1,438	£984,117
Houses - 2 bed	0	79	£964	£0
Houses - 3 bed	0	102	£964	£0
Houses - 4+ bed	0	124	£964	£0
	11			

49	2918	£4,196,659
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Externals

Plot external	10%	as a percentage of build costs	£419,665.92	
Remediation/Demolition	£200,000	per ha	£64,000	
Flood risk mitigation	Flood zone 3a	Approx. % site effected 50%	15% cost uplift as a percentage of build costs	£314,749

£798,415

Professional Fees

as percentage of construction costs (build and externals)	10%	£499,507
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£499,507

Contingency

as percentage of construction costs (build and externals)	5%	£209,833
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£209,833

Developer contributions

S.106	£1,000	per unit	£48,640
CIL	£125	per sq m	£237,120

£285,760

Sale cost

Legals -	£500	£24,320
Sales & Marketing cost -	3.00%	£218,703

£243,023

TOTAL DEVELOPMENT COSTS

£6,053,275

Developers' Profit

Private Housing	Rate 17.50%	of sales	£991,273
Affordable Housing	6%	of sales	£97,541

£1,088,814

TOTAL PROJECT COSTS [EXCLUDING INTEREST]

£7,142,090

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

£148,015

Finance Costs

APR 7.00%	PCM 0.565%	-£148,015
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TOTAL PROJECT COSTS [INCLUDING INTEREST]

£7,290,105

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Typology	SHLAA Reference	Size Category	Net site area	Net yield	Land Use Type
Other Rural Villages	CFS25	Small	0.3	10	Greenfield



Residual Land Value	No. of private units	No. of affordable units
£2,347,442 per ha	6	3

Development Value

Private Units	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats	1	51	64	£3,513	£223,595
Houses - 2 bed	1	79	79	£3,513	£277,083
Houses - 3 bed	2	102	248	£3,513	£872,022
Houses - 4+ bed	2	124	193	£3,513	£679,555
	6		584		

Intermediate	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats	0	51	11	£2,108	£23,839
Houses - 2 bed	0	79	14	£2,108	£29,541
Houses - 3 bed	0	102	44	£2,108	£92,971
Houses - 4+ bed	0	124	34	£2,108	£72,451
	1		104		

Affordable rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats	0	51	23	£1,757	£40,333
Houses - 2 bed	0	79	28	£1,757	£49,982
Houses - 3 bed	1	102	90	£1,757	£157,299
Houses - 4+ bed	1	124	70	£1,757	£122,581
	2		211		

Gross Development Value 10 899 **£2,641,253**

Development Cost

Site Acquisition

Site Value	£751,182
Purchaser Costs	5.75%

Residual Land Value **£794,374**

Build Costs

Private units	No. of units	Size sq.m	Cost per sq.m	Total Costs
Flats	1	60	£1,134	£84,914
Houses - 2 bed	1	79	£964	£76,034
Houses - 3 bed	2	102	£964	£239,291
Houses - 4+ bed	2	124	£964	£186,476
	6			

Intermediate	No. of units	Size sq.m	Cost per sq.m	Total Costs
Flats	0	60	£1,134	£15,089
Houses - 2 bed	0	79	£964	£13,511
Houses - 3 bed	0	102	£964	£42,520
Houses - 4+ bed	0	124	£964	£33,135
	1			

Affordable rent	No. of units	Size sq.m	Cost per sq.m	Total Costs
Flats	0	60	£1,134	£30,634
Houses - 2 bed	0	79	£964	£27,431
Houses - 3 bed	1	102	£964	£86,329
Houses - 4+ bed	1	124	£964	£67,275
	2			

10 916 **£902,639**

Externals

Plot external	15%	as a percentage of build costs	£135,396
Remediation/Demolition	£0	per ha	£0
Flood risk mitigation	0	Approx. % site effected	FALSE
		cost uplift as a percentage of build costs	£0

£135,396

Professional Fees

as percentage of construction costs (build and externals)	10%	£103,803
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£103,803

Contingency

as percentage of construction costs (build and externals)	5%	£45,132
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£45,132

Developer contributions

S.106	£1,000	per unit	£9,600
CIL	£125	per sq m	£74,428

£84,028

Sale cost

Legals -	£500	£4,800
Sales & Marketing cost -	3.00%	£79,238

£84,038

TOTAL DEVELOPMENT COSTS **£2,149,410**

Developers' Profit

Private Housing	Rate	17.50%	of sales	£359,145
Affordable Housing	Rate	6%	of sales	£35,340

£394,485

TOTAL PROJECT COSTS [EXCLUDING INTEREST] **£2,543,894**

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] **£97,358**

Finance Costs

APR	7.00%	PCM	0.565%	-£97,358
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TOTAL PROJECT COSTS [INCLUDING INTEREST] **£2,641,253**

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Typology	SHLAA Reference	Size Category	Net site area	Net yield	Land Use Type
Key Rural Villages	CFS46	Large	3.5	123	Greenfield



Residual Land Value	No. of private units	No. of affordable units
£2,523,296 per ha	80	43

Development Value

Private Units	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats	16	51	812	£3,513	£2,853,171
Houses - 2 bed	13	79	1,006	£3,513	£3,535,694
Houses - 3 bed	31	102	3,167	£3,513	£11,127,366
Houses - 4+ bed	20	124	2,468	£3,513	£8,671,401
	80		7,454		
Intermediate	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats	3	51	144	£2,108	£304,192
Houses - 2 bed	2	79	179	£2,108	£376,959
Houses - 3 bed	6	102	563	£2,108	£1,186,348
Houses - 4+ bed	4	124	439	£2,108	£924,505
	14		1325		
Affordable rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats	6	51	293	£1,757	£514,668
Houses - 2 bed	5	79	363	£1,757	£637,785
Houses - 3 bed	11	102	1,143	£1,757	£2,007,206
Houses - 4+ bed	7	124	891	£1,757	£1,564,187
	29		2689		

Gross Development Value	123	11,468	£33,703,483
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Development Cost

Site Acquisition

Site Value	£8,831,537
Purchaser Costs	5.75%

Residual Land Value	£9,339,350
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Build Costs

Private units	No. of units	Size sq.m	Cost per sq.m	Total Costs
Flats	16	60	£1,134	£1,083,537
Houses - 2 bed	13	79	£964	£970,227
Houses - 3 bed	31	102	£964	£3,053,453
Houses - 4+ bed	20	124	£964	£2,379,514
	80			
Intermediate	No. of units	Size sq.m	Cost per sq.m	Total Costs
Flats	3	60	£1,134	£192,536
Houses - 2 bed	2	79	£964	£172,402
Houses - 3 bed	6	102	£964	£542,575
Houses - 4+ bed	4	124	£964	£422,821
	14			
Affordable rent	No. of units	Size sq.m	Cost per sq.m	Total Costs
Flats	6	60	£1,134	£390,907
Houses - 2 bed	5	79	£964	£350,028
Houses - 3 bed	11	102	£964	£1,101,592
Houses - 4+ bed	7	124	£964	£858,455
	29			

123	11689	£11,518,048
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Externals

Plot external	15%	as a percentage of build costs	£1,727,707.17
Remediation/Demolition	£0	per ha	£0
Flood risk mitigation	0	Approx. % site effected	FALSE cost uplift as a percentage of build costs
			£0

£1,727,707

Professional Fees

as percentage of construction costs (build and externals)	10%	£1,324,575
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£1,324,575

Contingency

as percentage of construction costs (build and externals)	5%	£575,902
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£575,902

Developer contributions

S.106	£1,000	per unit	£122,500
CIL	£125	per sq m	£949,727

£1,072,227

Sale cost

Legals -	£500	£61,250
Sales & Marketing cost -	3.00%	£1,011,104

£1,072,354

TOTAL DEVELOPMENT COSTS

£26,630,165

Developers' Profit

Private Housing	Rate	of sales	£4,582,836
Affordable Housing	6%	of sales	£450,951

£5,033,787

TOTAL PROJECT COSTS [EXCLUDING INTEREST]

£31,663,951

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

£2,039,531

Finance Costs

APR	7.00%	PCM	0.565%	-£2,039,531
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TOTAL PROJECT COSTS [INCLUDING INTEREST]

£33,703,483

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Typology	SHLAA Reference	Size Category	Net site area	Net yield	Land Use Type
Key Rural Villages	CFS116	Medium	1.5	53	Greenfield



Residual Land Value	No. of private units	No. of affordable units
£2,986,807 per ha	34	18

Development Value

	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Private Units					
Flats	0	51	0	£3,513	£0
Houses - 2 bed	12	79	971	£3,513	£3,409,419
Houses - 3 bed	13	102	1,357	£3,513	£4,768,871
Houses - 4+ bed	9	124	1,058	£3,513	£3,716,315
	34		3,386		
Intermediate					
Flats	0	51	0	£2,108	£0
Houses - 2 bed	2	79	172	£2,108	£363,497
Houses - 3 bed	2	102	241	£2,108	£508,435
Houses - 4+ bed	2	124	188	£2,108	£396,216
	6		602		
Affordable rent					
Flats	0	51	0	£1,757	£0
Houses - 2 bed	4	79	350	£1,757	£615,007
Houses - 3 bed	5	102	490	£1,757	£860,231
Houses - 4+ bed	3	124	382	£1,757	£670,366
	12		1,222		

Gross Development Value	53	5,209	£15,308,357
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Development Cost

Site Acquisition

Site Value	£4,480,210
Purchaser Costs	5.75%

Residual Land Value	£4,737,822
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Build Costs

	No. of units	Size sq.m	Cost per sq.m	Total Costs
Private units				
Flats	0	60	£1,134	£0
Houses - 2 bed	12	79	£964	£935,576
Houses - 3 bed	13	102	£964	£1,308,623
Houses - 4+ bed	9	124	£964	£1,019,792
	34			
Intermediate				
Flats	0	60	£1,134	£0
Houses - 2 bed	2	79	£964	£166,245
Houses - 3 bed	2	102	£964	£232,532
Houses - 4+ bed	2	124	£964	£181,209
	6			
Affordable rent				
Flats	0	60	£1,134	£0
Houses - 2 bed	4	79	£964	£337,527
Houses - 3 bed	5	102	£964	£472,111
Houses - 4+ bed	3	124	£964	£367,909
	12			

	53	5,209	£5,021,524
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Externals

Plot external	15%	as a percentage of build costs	£753,228.63
Remediation/Demolition	£0	per ha	£0
Flood risk mitigation	0	Approx. % site effected	FALSE cost uplift as a percentage of build costs
			£0

	£753,229
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Professional Fees

as percentage of construction costs (build and externals)	10%	£577,475
		£577,475

Contingency

as percentage of construction costs (build and externals)	5%	£251,076
		£251,076

Developer contributions

S.106	£1,000	per unit	£52,500
CIL	£125	per sq m	£423,235
			£475,735

Sale cost

Legals -	£500	£26,250
Sales & Marketing cost -	3.00%	£459,251
		£485,501

TOTAL DEVELOPMENT COSTS	£12,302,363
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Developers' Profit

Private Housing	Rate	of sales	£2,081,556
Affordable Housing	6%	of sales	£204,825
			£2,286,381

TOTAL PROJECT COSTS [EXCLUDING INTEREST]	£14,588,744
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	£719,613
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Finance Costs	APR 7.00%	PCM 0.565%	-£719,613
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TOTAL PROJECT COSTS [INCLUDING INTEREST]	£15,308,357
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Typology	SHLAA Reference	Size Category	Net site area	Net yield	Land Use Type
Key Rural Villages	CFS104	Small	0.3	11	Greenfield



Residual Land Value	No. of private units	No. of affordable units
£3,073,143 per ha	7	4

Development Value

	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Private Units					
Flats	0	51	0	£3,513	£0
Houses - 2 bed	3	79	207	£3,513	£727,343
Houses - 3 bed	3	102	290	£3,513	£1,017,359
Houses - 4+ bed	2	124	226	£3,513	£792,814
	7		722		
Intermediate					
Flats	0	51	0	£2,108	£0
Houses - 2 bed	0	79	37	£2,108	£77,546
Houses - 3 bed	1	102	51	£2,108	£108,466
Houses - 4+ bed	0	124	40	£2,108	£84,526
	1		128		
Affordable rent					
Flats	0	51	0	£1,757	£0
Houses - 2 bed	1	79	75	£1,757	£131,201
Houses - 3 bed	1	102	104	£1,757	£183,516
Houses - 4+ bed	1	124	81	£1,757	£143,011
	3		261		

Gross Development Value 11 1,111 **£3,265,783**

Development Cost

Site Acquisition

Site Value	£983,406
Purchaser Costs	5.75%

Residual Land Value

£1,039,952

Build Costs

	No. of units	Size sq.m	Cost per sq.m	Total Costs
Private units				
Flats	0	60	£1,134	£0
Houses - 2 bed	3	79	£964	£199,590
Houses - 3 bed	3	102	£964	£279,173
Houses - 4+ bed	2	124	£964	£217,556
	7			
Intermediate				
Flats	0	60	£1,134	£0
Houses - 2 bed	0	79	£964	£35,466
Houses - 3 bed	1	102	£964	£49,607
Houses - 4+ bed	0	124	£964	£38,658
	1			
Affordable rent				
Flats	0	60	£1,134	£0
Houses - 2 bed	1	79	£964	£72,006
Houses - 3 bed	1	102	£964	£100,717
Houses - 4+ bed	1	124	£964	£78,487
	3			

11 1111 **£1,071,258**

Externals

Plot external		15%	as a percentage of build costs	£160,688.77
Remediation/Demolition		£0	per ha	£0
Flood risk mitigation	Flood zone 0	Approx. % site effected 0%	FALSE cost uplift as a percentage of build costs	£0

£160,689

Professional Fees

as percentage of construction costs (build and externals)	10%	£123,195
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£123,195

Contingency

as percentage of construction costs (build and externals)	5%	£53,563
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£53,563

Developer contributions

S.106	£1,000 per unit	£11,200
CIL	£125 per sq m	£90,290

£101,490

Sale cost

Legals -	£500	£5,600
Sales & Marketing cost -	3.00%	£97,973

£103,573

TOTAL DEVELOPMENT COSTS

£2,653,720

Developers' Profit

Private Housing	Rate 17.50% of sales	£444,065
Affordable Housing	6% of sales	£43,696

£487,761

TOTAL PROJECT COSTS [EXCLUDING INTEREST]

£3,141,482

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

£124,301

Finance Costs

APR 7.00%	PCM 0.565%	-£124,301
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TOTAL PROJECT COSTS [INCLUDING INTEREST]

£3,265,783

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Typology	SHLAA Reference	Size Category	Net site area	Net yield	Land Use Type
Key Rural Villages Strategy	CFS173	Large	10.4	416	Greenfield



Residual Land Value	No. of private units	No. of affordable units
£2,431,963 per ha	270	146

Development Value

	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Private Units					
Flats	54	51	2,758	£3,513	£9,689,135
Houses - 2 bed	43	79	3,418	£3,513	£12,006,928
Houses - 3 bed	105	102	10,757	£3,513	£37,787,627
Houses - 4+ bed	68	124	8,382	£3,513	£29,447,371
	270		25,315		
Intermediate					
Flats	10	51	490	£2,108	£1,033,011
Houses - 2 bed	8	79	607	£2,108	£1,280,123
Houses - 3 bed	19	102	1,911	£2,108	£4,028,742
Houses - 4+ bed	12	124	1,489	£2,108	£3,139,543
	48		4,498		
Affordable rent					
Flats	20	51	995	£1,757	£1,747,771
Houses - 2 bed	16	79	1,233	£1,757	£2,165,865
Houses - 3 bed	38	102	3,881	£1,757	£6,816,307
Houses - 4+ bed	24	124	3,024	£1,757	£5,311,853
	98		9,133		

Gross Development Value	416	38,946	£114,454,276
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Development Cost

Site Acquisition

Site Value	£25,292,416
Purchaser Costs	5.75%

Residual Land Value	£26,746,730
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Build Costs

	No. of units	Size sq.m	Cost per sq.m	Total Costs
Private units				
Flats	54	60	£1,134	£3,679,603
Houses - 2 bed	43	79	£964	£3,294,813
Houses - 3 bed	105	102	£964	£10,369,278
Houses - 4+ bed	68	124	£964	£8,080,634
	270			
Intermediate				
Flats	10	60	£1,134	£653,837
Houses - 2 bed	8	79	£964	£585,463
Houses - 3 bed	19	102	£964	£1,842,541
Houses - 4+ bed	12	124	£964	£1,435,866
	48			
Affordable rent				
Flats	20	60	£1,134	£1,327,488
Houses - 2 bed	16	79	£964	£1,188,667
Houses - 3 bed	38	102	£964	£3,740,916
Houses - 4+ bed	24	124	£964	£2,915,244
	98			

	416	39,695	£39,114,350
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Externals

Plot external	15%	as a percentage of build costs	£5,867,153
Remediation/Demolition	£0	per ha	£0
Flood risk mitigation	0	Approx. % site effected	FALSE cost uplift as a percentage of build costs
			£0

£5,867,153

Professional Fees

as percentage of construction costs (build and externals)	10%	£4,498,150
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£4,498,150

Contingency

as percentage of construction costs (build and externals)	5%	£1,955,718
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£1,955,718

Developer contributions

S.106	£5,000	per unit	£2,080,000
CIL	£125	per sq m	£3,225,196

£5,305,196

Sale cost

Legals -	£500	£208,000
Sales & Marketing cost -	3.00%	£3,433,628

£3,641,628

TOTAL DEVELOPMENT COSTS

£87,128,925

Developers' Profit

Private Housing	Rate	of sales	£15,562,936
Affordable Housing	6%	of sales	£1,531,393

£17,094,329

TOTAL PROJECT COSTS [EXCLUDING INTEREST]

£104,223,253

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

£10,231,022

Finance Costs

APR	7.00%	PCM	0.565%	-£10,231,022
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TOTAL PROJECT COSTS [INCLUDING INTEREST]

£114,454,276

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Typology	SHLAA Reference	Size Category	Net site area	Net yield	Land Use Type
Chelmsford Outer Fringe	CFS182	Large	21.0	840	Greenfield



Residual Land Value	No. of private units	No. of affordable units
£3,655,110 per ha	546	294

Development Value

	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Private Units					
Flats	109	51	5,569	£3,513	£19,564,600
Houses - 2 bed	87	79	6,901	£3,513	£24,244,759
Houses - 3 bed	213	102	21,720	£3,513	£76,301,938
Houses - 4+ bed	137	124	16,926	£3,513	£59,461,038
	546		51,117		
Intermediate					
Flats	19	51	990	£2,108	£2,085,887
Houses - 2 bed	16	79	1,226	£2,108	£2,584,864
Houses - 3 bed	38	102	3,859	£2,108	£8,134,961
Houses - 4+ bed	24	124	3,008	£2,108	£6,339,461
	97		9083		
Affordable rent					
Flats	39	51	2,009	£1,757	£3,529,153
Houses - 2 bed	32	79	2,490	£1,757	£4,373,381
Houses - 3 bed	77	102	7,836	£1,757	£13,763,696
Houses - 4+ bed	49	124	6,106	£1,757	£10,725,856
	197		18441		

Gross Development Value	840	78,641	£231,109,595
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Development Cost

Site Acquisition

Site Value	£76,757,310
Purchaser Costs	5.75%

Residual Land Value	£81,170,855
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Build Costs

	No. of units	Size sq.m	Cost per sq.m	Total Costs
Private units				
Flats	109	60	£1,134	£7,429,968
Houses - 2 bed	87	79	£964	£6,652,988
Houses - 3 bed	213	102	£964	£20,937,964
Houses - 4+ bed	137	124	£964	£16,316,664
	546			
Intermediate				
Flats	19	60	£1,134	£1,320,248
Houses - 2 bed	16	79	£964	£1,182,185
Houses - 3 bed	38	102	£964	£3,720,515
Houses - 4+ bed	24	124	£964	£2,899,346
	97			
Affordable rent				
Flats	39	60	£1,134	£2,680,504
Houses - 2 bed	32	79	£964	£2,400,193
Houses - 3 bed	77	102	£964	£7,553,773
Houses - 4+ bed	49	124	£964	£5,886,550
	197			

	840	80153	£78,980,899
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Externals

Plot external		15%	as a percentage of build costs	£11,847,134.88
Remediation/Demolition		£0	per ha	£0
Flood risk mitigation	Flood zone 0	Approx. % site effected 0%	FALSE cost uplift as a percentage of build costs	£0

	£11,847,135
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Professional Fees

as percentage of construction costs (build and externals)	10%	£9,082,803
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	£9,082,803
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Contingency

as percentage of construction costs (build and externals)	5%	£3,949,045
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	£3,949,045
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Developer contributions

S.106	£5,000	per unit	£4,200,000
CIL	£125	per sq m	£6,512,415

	£10,712,415
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Sale cost

Legals -	£500	£420,000
Sales & Marketing cost -	3.00%	£6,933,288

	£7,353,288
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TOTAL DEVELOPMENT COSTS	£203,096,441
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Developers' Profit

Private Housing	Rate 17.50%	of sales	£31,425,159
Affordable Housing	6%	of sales	£3,092,236

	£34,517,394
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TOTAL PROJECT COSTS [EXCLUDING INTEREST]	£237,613,835
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	-£6,504,240
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Finance Costs

APR	7.00%	PCM	0.565%	-£28,013,154
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TOTAL PROJECT COSTS [INCLUDING INTEREST]	£265,626,989
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Typology	SHLAA Reference	Size Category	Net site area	Net yield	Land Use Type
Urban Area	CFS250	Small	0.3	21	Greenfield



Residual Land Value	No. of private units	No. of affordable units
£1,378,095 per ha	14	7

Development Value

	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Private Units					
Flats	14	51	690	£3,513	£2,422,284
Houses - 2 bed	0	79	0	£3,513	£0
Houses - 3 bed	0	102	0	£3,513	£0
Houses - 4+ bed	0	124	0	£3,513	£0
	14		690		
Intermediate					
Flats	2	51	123	£2,108	£258,253
Houses - 2 bed	0	79	0	£2,108	£0
Houses - 3 bed	0	102	0	£2,108	£0
Houses - 4+ bed	0	124	0	£2,108	£0
	2		123		
Affordable rent					
Flats	5	51	249	£1,757	£436,943
Houses - 2 bed	0	79	0	£1,757	£0
Houses - 3 bed	0	102	0	£1,757	£0
Houses - 4+ bed	0	124	0	£1,757	£0
	5		249		

Gross Development Value	21	1,061	£3,117,479
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Development Cost

Site Acquisition

Site Value	£440,990
Purchaser Costs	4.75%

Residual Land Value

£461,937

Build Costs

	No. of units	Size sq.m	Cost per sq.m	Total Costs
Private units				
Flats	14	60	£1,134	£919,901
Houses - 2 bed	0	79	£964	£0
Houses - 3 bed	0	102	£964	£0
Houses - 4+ bed	0	124	£964	£0
	14			
Intermediate				
Flats	2	60	£1,134	£163,459
Houses - 2 bed	0	79	£964	£0
Houses - 3 bed	0	102	£964	£0
Houses - 4+ bed	0	124	£964	£0
	2			
Affordable rent				
Flats	5	60	£1,134	£331,872
Houses - 2 bed	0	79	£964	£0
Houses - 3 bed	0	102	£964	£0
Houses - 4+ bed	0	124	£964	£0
	5			

	21	1248	£1,415,232
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Externals

Plot external	15%	as a percentage of build costs	£212,284.80
Remediation/Demolition	£0	per ha	£0
Flood risk mitigation	0	Approx. % site effected	FALSE cost uplift as a percentage of build costs
			£0

£212,285

Professional Fees

as percentage of construction costs (build and externals)	10%	£162,752
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£162,752

Contingency

as percentage of construction costs (build and externals)	5%	£70,762
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£70,762

Developer contributions

S.106	£1,000	per unit	£20,800
CIL	£125	per sq m	£101,400

£122,200

Sale cost

Legals -	£500	£10,400
Sales & Marketing cost -	3.00%	£93,524

£103,924

TOTAL DEVELOPMENT COSTS

£2,549,092

Developers' Profit

Private Housing	Rate	of sales	£423,900
Affordable Housing	6%	of sales	£41,712

£465,611

TOTAL PROJECT COSTS [EXCLUDING INTEREST]

£3,014,703

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

£102,776

Finance Costs

APR	7.00%	PCM	0.565%	-£102,776
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TOTAL PROJECT COSTS [INCLUDING INTEREST]

£3,117,479

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Typology	SHLAA Reference	Size Category	Net site area	Net yield	Land Use Type
Urban Area	CFS32	Medium	0.8	52	Brownfield



Residual Land Value	No. of private units	No. of affordable units
£1,369,118 per ha	34	18

Development Value

	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Private Units					
Flats	34	51	1,724	£3,513	£6,055,709
Houses - 2 bed	0	79	0	£3,513	£0
Houses - 3 bed	0	102	0	£3,513	£0
Houses - 4+ bed	0	124	0	£3,513	£0
	34		1,724		
Intermediate					
Flats	6	51	306	£2,108	£645,632
Houses - 2 bed	0	79	0	£2,108	£0
Houses - 3 bed	0	102	0	£2,108	£0
Houses - 4+ bed	0	124	0	£2,108	£0
	6		306		
Affordable rent					
Flats	12	51	622	£1,757	£1,092,357
Houses - 2 bed	0	79	0	£1,757	£0
Houses - 3 bed	0	102	0	£1,757	£0
Houses - 4+ bed	0	124	0	£1,757	£0
	12		622		

Gross Development Value	52	2,652	£7,793,698
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Development Cost

Site Acquisition

Site Value	£1,095,294
Purchaser Costs	5.75%

Residual Land Value	£1,158,274
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Build Costs

	No. of units	Size sq.m	Cost per sq.m	Total Costs
Private units				
Flats	34	60	£1,134	£2,299,752
Houses - 2 bed	0	79	£964	£0
Houses - 3 bed	0	102	£964	£0
Houses - 4+ bed	0	124	£964	£0
	34			
Intermediate				
Flats	6	60	£1,134	£408,648
Houses - 2 bed	0	79	£964	£0
Houses - 3 bed	0	102	£964	£0
Houses - 4+ bed	0	124	£964	£0
	6			
Affordable rent				
Flats	12	60	£1,134	£829,680
Houses - 2 bed	0	79	£964	£0
Houses - 3 bed	0	102	£964	£0
Houses - 4+ bed	0	124	£964	£0
	12			

	52	3120	£3,538,080
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Externals

Plot external		10%	as a percentage of build costs	£353,808.00
Remediation/Demolition		£200,000	per ha	£160,000
Flood risk mitigation	Flood zone: 0	Approx. % site effected: 0%	FALSE cost uplift as a percentage of build costs	£0

	£513,808
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Professional Fees

as percentage of construction costs (build and externals)	10%	£405,189
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	£405,189
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Contingency

as percentage of construction costs (build and externals)	5%	£176,904
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	£176,904
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Developer contributions

S.106	£1,000	per unit	£52,000
CIL	£125	per sq m	£253,500

	£305,500
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Sale cost

Legals -	£500	£26,000
Sales & Marketing cost -	3.00%	£233,811

	£259,811
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TOTAL DEVELOPMENT COSTS	£6,357,566
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Developers' Profit

Private Housing	Rate: 17.50%	of sales	£1,059,749
Affordable Housing	Rate: 6%	of sales	£104,279

	£1,164,028
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TOTAL PROJECT COSTS [EXCLUDING INTEREST]	£7,521,594
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	£272,104
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Finance Costs	APR: 7.00%	PCM: 0.565%	-£272,104
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TOTAL PROJECT COSTS [INCLUDING INTEREST]	£7,793,698
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Typology	SHLAA Reference	Size Category	Net site area	Net yield	Land Use Type
Urban Area	CFS266	Small	0.3	21	Brownfield



Residual Land Value	No. of private units	No. of affordable units
£1,399,189 per ha	14	7

Development Value

	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Private Units					
Flats	14	51	690	£3,513	£2,422,284
Houses - 2 bed	0	79	0	£3,513	£0
Houses - 3 bed	0	102	0	£3,513	£0
Houses - 4+ bed	0	124	0	£3,513	£0
	14		690		
Intermediate					
Flats	2	51	123	£2,108	£258,253
Houses - 2 bed	0	79	0	£2,108	£0
Houses - 3 bed	0	102	0	£2,108	£0
Houses - 4+ bed	0	124	0	£2,108	£0
	2		123		
Affordable rent					
Flats	5	51	249	£1,757	£436,943
Houses - 2 bed	0	79	0	£1,757	£0
Houses - 3 bed	0	102	0	£1,757	£0
Houses - 4+ bed	0	124	0	£1,757	£0
	5		249		£0

Gross Development Value	21	1,061	£3,117,479
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Development Cost

Site Acquisition

Site Value	£447,741
Purchaser Costs	4.75%

Residual Land Value

£469,008

Build Costs

	No. of units	Size sq.m	Cost per sq.m	Total Costs
Private units				
Flats	14	60	£1,134	£919,901
Houses - 2 bed	0	79	£964	£0
Houses - 3 bed	0	102	£964	£0
Houses - 4+ bed	0	124	£964	£0
	14			
Intermediate				
Flats	2	60	£1,134	£163,459
Houses - 2 bed	0	79	£964	£0
Houses - 3 bed	0	102	£964	£0
Houses - 4+ bed	0	124	£964	£0
	2			
Affordable rent				
Flats	5	60	£1,134	£331,872
Houses - 2 bed	0	79	£964	£0
Houses - 3 bed	0	102	£964	£0
Houses - 4+ bed	0	124	£964	£0
	5			

	21	1248	£1,415,232
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Externals

Plot external		10%	as a percentage of build costs	£141,523.20
Remediation/Demolition		£200,000	per ha	£64,000
Flood risk mitigation	Flood zone: 0	Approx. % site effected: 0%	FALSE cost uplift as a percentage of build costs	£0

£205,523

Professional Fees

as percentage of construction costs (build and externals)	10%	£162,076
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£162,076

Contingency

as percentage of construction costs (build and externals)	5%	£70,762
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£70,762

Developer contributions

S.106	£1,000	per unit	£20,800
CIL	£125	per sq m	£101,400

£122,200

Sale cost

Legals -	£500	£10,400
Sales & Marketing cost -	3.00%	£93,524

£103,924

TOTAL DEVELOPMENT COSTS

£2,548,725

Developers' Profit

Private Housing	Rate: 17.50%	of sales	£423,900
Affordable Housing	Rate: 6%	of sales	£41,712

£465,611

TOTAL PROJECT COSTS [EXCLUDING INTEREST]

£3,014,336

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

£103,143

Finance Costs

APR: 7.00%	PCM: 0.565%	-£103,143
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TOTAL PROJECT COSTS [INCLUDING INTEREST]

£3,117,479

This appraisal has been prepared by Peter Brett Associates on behalf of the client. The appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to inform the client on potential overage generated from residential development. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards January 2014) valuation and should not be relied upon as such.

Typology	SHLAA Reference	Size Category	Net site area	Net yield	Land Use Type
Central Chelmsford	CFS278	Medium	0.8	60	Brownfield



Residual Land Value	No. of private units	No. of affordable units
-£376,966 per ha	39	21

Development Value

Category	Unit Type	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Private Units	Flats	39	51	1,989	£3,513	£6,987,357
	Houses - 2 bed	0	79	0	£3,513	£0
	Houses - 3 bed	0	102	0	£3,513	£0
	Houses - 4+ bed	0	124	0	£3,513	£0
		39		1,989		
Intermediate	Flats	7	51	353	£2,108	£744,960
	Houses - 2 bed	0	79	0	£2,108	£0
	Houses - 3 bed	0	102	0	£2,108	£0
	Houses - 4+ bed	0	124	0	£2,108	£0
		7		353		
Affordable rent	Flats	14	51	718	£1,757	£1,260,412
	Houses - 2 bed	0	79	0	£1,757	£0
	Houses - 3 bed	0	102	0	£1,757	£0
	Houses - 4+ bed	0	124	0	£1,757	£0
		14		718		

Gross Development Value	60	3,060	£8,992,728
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Development Cost

Site Acquisition

Site Value			-£301,573
Purchaser Costs			1.75%

Residual Land Value

			-£306,850
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Build Costs

Category	Unit Type	No. of units	Size sq.m	Cost per sq.m	Total Costs
Private units	Flats	39	60	£1,438	£3,364,920
	Houses - 2 bed	0	79	£964	£0
	Houses - 3 bed	0	102	£964	£0
	Houses - 4+ bed	0	124	£964	£0
		39			
Intermediate	Flats	7	60	£1,438	£597,920
	Houses - 2 bed	0	79	£964	£0
	Houses - 3 bed	0	102	£964	£0
	Houses - 4+ bed	0	124	£964	£0
		7			
Affordable rent	Flats	14	60	£1,438	£1,213,960
	Houses - 2 bed	0	79	£964	£0
	Houses - 3 bed	0	102	£964	£0
	Houses - 4+ bed	0	124	£964	£0
		14			

	60	3600	£5,176,800
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Externals

Plot external			10%	as a percentage of build costs	£517,680.00
Remediation/Demolition			£200,000	per ha	£160,000
Flood risk mitigation	Flood zone 3a	Approx. % site effected 50%	15%	cost uplift as a percentage of build costs	£388,260
					£1,065,940

Professional Fees

as percentage of construction costs (build and externals)			10%		£624,274
					£624,274

Contingency

as percentage of construction costs (build and externals)			5%		£258,840
					£258,840

Developer contributions

S.106			£1,000	per unit	£60,000
CIL			£125	per sq m	£292,500
					£352,500

Sale cost

Legals -			£500		£30,000
Sales & Marketing cost -			3.00%		£269,782
					£299,782

TOTAL DEVELOPMENT COSTS

					£7,471,286
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Developers' Profit

Private Housing			Rate 17.50%	of sales	£1,222,787
Affordable Housing			6%	of sales	£120,322
					£1,343,110

TOTAL PROJECT COSTS [EXCLUDING INTEREST]

					£8,814,395
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TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

					£178,333
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Finance Costs

		APR 7.00%		PCM 0.565%	-£178,333
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TOTAL PROJECT COSTS [INCLUDING INTEREST]

					£8,992,728
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Typology	SHLAA Reference	Size Category	Net site area	Net yield	Land Use Type
Central Chelmsford	CFS241	Small	0.3	51	Brownfield



Residual Land Value	No. of private units	No. of affordable units
-£558,296 per ha	33	18

Development Value

Private Units	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats	33	51	1,697	£3,513	£5,962,545
Houses - 2 bed	0	79	0	£3,513	£0
Houses - 3 bed	0	102	0	£3,513	£0
Houses - 4+ bed	0	124	0	£3,513	£0
	33		1,697		
Intermediate	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats	6	51	302	£2,108	£635,699
Houses - 2 bed	0	79	0	£2,108	£0
Houses - 3 bed	0	102	0	£2,108	£0
Houses - 4+ bed	0	124	0	£2,108	£0
	6		302		
Affordable rent	No. of units	Size sq.m	Total sq.m	£psm	Total Value
Flats	12	51	612	£1,757	£1,075,551
Houses - 2 bed	0	79	0	£1,757	£0
Houses - 3 bed	0	102	0	£1,757	£0
Houses - 4+ bed	0	124	0	£1,757	£0
	12		612		

Gross Development Value 51 2611 **£7,673,795**

Development Cost

Site Acquisition

Site Value	-£178,655
Purchaser Costs	1.75%

Residual Land Value

-£181,781

Build Costs

Private units	No. of units	Size sq.m	Cost per sq.m	Total Costs
Flats	33	60	£1,438	£2,871,398
Houses - 2 bed	0	79	£964	£0
Houses - 3 bed	0	102	£964	£0
Houses - 4+ bed	0	124	£964	£0
	33			
Intermediate	No. of units	Size sq.m	Cost per sq.m	Total Costs
Flats	6	60	£1,438	£510,225
Houses - 2 bed	0	79	£964	£0
Houses - 3 bed	0	102	£964	£0
Houses - 4+ bed	0	124	£964	£0
	6			
Affordable rent	No. of units	Size sq.m	Cost per sq.m	Total Costs
Flats	12	60	£1,438	£1,035,912
Houses - 2 bed	0	79	£964	£0
Houses - 3 bed	0	102	£964	£0
Houses - 4+ bed	0	124	£964	£0
	12			

51 3072 £4,417,536

Externals

Plot external	10%	as a percentage of build costs	£441,753.60	
Remediation/Demolition	£200,000	per ha	£64,000	
Flood risk mitigation	Flood zone 3a	Approx. % site effected 50%	15% cost uplift as a percentage of build costs	£331,315

£837,069

Professional Fees

as percentage of construction costs (build and externals)	10%	£525,460
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£525,460

Contingency

as percentage of construction costs (build and externals)	5%	£220,877
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£220,877

Developer contributions

S.106	£1,000	per unit	£51,200
CIL	£125	per sq m	£249,600

£300,800

Sale cost

Legals -	£500	£25,600
Sales & Marketing cost -	3.00%	£230,214

£255,814

TOTAL DEVELOPMENT COSTS

£6,375,775

Developers' Profit

Private Housing	Rate 17.50%	of sales	£1,043,445
Affordable Housing	Rate 6%	of sales	£102,675

£1,146,120

TOTAL PROJECT COSTS [EXCLUDING INTEREST]

£7,521,895

TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]

£151,900

Finance Costs

APR 7.00%	PCM 0.565%	-£151,900
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TOTAL PROJECT COSTS [INCLUDING INTEREST]

£7,673,795

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APPENDIX 2

SLAA Methodology and Output Note

Technical Note: SLAA Database Methodology and Output Note

Summary of Methodology

1. Peter Brett Associates (PBA) developed a SLAA database to conform to Chelmsford City Council's (CCC) specific circumstances. This includes local policy designations and other constraints, as well as designing the specific criteria applied in this case, including the associated formulae require in the background of the database.
2. Following the adjustments required to meet CCC's specific circumstances, all sites have been inputted so that they can be categorised in terms of their 'deliverability' and 'developability' as required by paragraph 47 of the National Planning Policy Framework.
3. Sites included within the database include all sites submitted under the 2014 Call for Sites and all sites submitted alongside the 2015 Issues and Options Consultation. Updates received in respect of any of the 2014 Call for Sites have been considered and where appropriate necessary amendments have been made to the database to reflect the new or additional information received.

Work Undertaken

Stage 1: Criteria Note

4. A criteria note was agreed with the Council as the basis for developing PBA's database to CCC's specific requirements around Suitability, Availability and Achievability considerations (see Technical Note 1 – SLAA Assessment Criteria Note). It also provides the basis of what are considered to be 'absolute constraints' – critical issues which prevent the site being considered further and which are not included in the SLAA database. The only exception to this approach was the consideration of the sites wholly within the Metropolitan Green Belt. In this case PBA have provided two versions of the database to CCC – the first excluding sites wholly within the Green Belt and the 'Green Wedge' as an absolute constraint, and the second including them with, in effect, no policy restriction to inform emerging plan preparation.

Stage 2: Adjusting the Database

5. In line with the suitability, availability and achievability criteria agreed in Stage 1, the SLAA database was adjusted to suit CCC's requirements. This involved:
 - Adjusting the structure and layout of the database to suit
 - Adjusting formulae to reflect adjusted criteria
 - Adjusting aggregate 'score' bandings which form the basis of the category bandings (Category 1– Deliverable Sites, Category 2 – Developable Sites and Category 3 – Not Currently Developable Sites)
 - Adding in reporting provision for consideration of sites within the Green Belt and 'Green Wedge'

Stage 3: Ensuring all Relevant Data is entered

6. Information is gathered from a number of sources to inform the 'suitability' and 'availability' of sites. These include any site constraints as well as:
 - Sites which fall within Flood Zone 3 and also specifically functional floodplain (Flood Zone 3b);
 - The specific proportions of the site being brownfield (previously developed) or greenfield;
 - The specific proportions of the sites within the Metropolitan Green Belt and the 'Green Wedge';
 - Distance of the site from the defined Air Quality Management Area;
 - Sites which are likely to have highway access issues;
 - Which sites fall within which parishes; and
 - The existing and proposed uses of each site.
7. Alongside this PBA have assessed the viability of a number of specific site typologies which are representative of the range of sites being considered in the Chelmsford SLAA. The outputs from these typologies have informed the 'achievability' component of the SLAA database.

Stage 4 – Input data into Database

8. The data sourced by CCC (suitability and availability) and PBA (achievability) are then inputted into the Chelmsford SLAA database. As set out above under Stage 1, two versions of the database have been provided to CCC:
 - The first excludes sites wholly within the Metropolitan Green Belt and 'Green Wedge' and also discounting the relevant element of sites which partially fall within the Green Belt or 'Green Wedge' – essentially a 'policy on' approach.
 - The second version of the database includes sites within the Green Belt and 'Green Wedge' and therefore places no restriction on their consideration – essentially a 'policy off' approach.
9. This approach assists the City Council in informing policy choices and options. The database can be added to and amended as and when additional sites are received, or if additional information is received relating to sites which then need revision.

Basis of information

10. The outputs from this work have been undertaken on the basis of the available information. It is important to note that a SLAA is a strategic level analysis of sites based on the information provided by landowners/developers and from data sourced by the City Council. For the achievability component, this has been undertaken on the basis of 'typical' typologies which have then been extrapolated to similar sites contained in the database, given the strategic nature of the study. It is important to note that the actual achievability of individual sites is based on multiple factors relevant to the individual characteristics of the site. Undertaking individual viability appraisals of all sites is not a feasible option given the number of sites involved, however utilising a typology approach provides a proportionate method for the consideration of potential sites appropriate to the strategic remit of a SLAA assessment.

Reporting Outputs

11. The Chelmsford SLAA database has a number of built in reporting functions to provide information on the level and nature of potentially deliverable, developable and not currently developable sites. This includes:
 - By Category 1, 2 or 3 (or all three)
 - By Land type - brownfield or greenfield (or both)
 - By specific parish (or all parishes)
 - By Green Belt/ 'Green Wedge' (additional reporting functionality if required for the second database which includes Green Belt and 'Green Wedge' sites)

12. Individual site summary reports can also be produced which provides the key information on the performance of a site against the various Suitability, Availability and Achievability criteria. A schedule of site summary reports is available on the City Council's website (Strategic Land Availability Assessment 2016).

13. Below we provide some key totals based on the inputted information below:

Table 1: Contribution from sites by Category, *excluding* Green Belt and Green Wedge sites

Category	Number of Sites	Site Area (ha)	Yield (dwellings)
Category 1 - Deliverable	100	1179.07	22,601
Category 2 – Developable	81	2188.04	26,399
Category 3 – Not currently developable	12	42.13	104
TOTAL	193	3,409.24	49,104

14. As can be seen from Table 1 for sites outside of the Green Belt and Green Wedge (essentially a 'policy on' approach), a yield of 22,601 dwellings can be achieved from Category 1 sites and 26,399 from Category 2 sites. Category 3 sites, those which are not currently developable, amounts to just 104 dwellings.

Table 2: Contribution from sites by Category and land type, *excluding* Green Belt and Green Wedge sites

	Previously Developed Land			Greenfield			Yield TOTAL
	No. Sites	Area (ha)	Yield (dwellings)	No. Sites	Area (ha)	Yield (dwellings)	
Category 1	16	35.74	1,280	84	1,143.34	21,321	22,601
Category 2	18	31.77	1,235	63	2,156.27	25,164	26,399
Category 3	1	0.9	24	11	41.23	80	104
TOTAL	35	67.76	2,539	158	3,340.84	46,565	49,104

15. Table 2 provides a greater level of detail including the land type. The yield of previously developed (brownfield) sites from Category 1 amounts to 1,280, compared to a yield of 21,321 greenfield dwellings. The yield of previously developed (brownfield) sites from Category 2 amounts to 1,235, compared to a yield of 25,164 greenfield dwellings.
16. If sites within the Metropolitan Green Belt and 'Green Wedge' sites are included (essentially a 'policy off' approach) to these elements, the following totals are achieved:

Table 3: Contribution from sites by Category, including Green Belt and Green Wedge sites

Category	Number of Sites	Site Area (ha)	Yield (dwellings)
Category 1 - Deliverable	208	2,588.64	46,138
Category 2 – Developable	82	1,633.03	20,863
Category 3 – Not currently developable	23	166.36	925
TOTAL	313	4358.03	67,926

17. As can be seen from Table 3, a yield of 46,138 dwellings can be achieved from Category 1 sites and 20,863 from Category 2 sites. Category 3 sites, those which are not currently developable, amount to 925 dwellings.

Table 4: Contribution from sites by Category and land type, including Green Belt and Green Wedge sites

	Previously Developed Land			Greenfield			Yield TOTAL
	No. Sites	Area (ha)	Yield (dwellings)	No. Sites	Area (ha)	Yield (dwellings)	
Category 1	26	43.45	1,507	182	2,515.19	44,631	46,138
Category 2	19	35.41	1,211	63	1,597.61	19,652	20,863
Category 3	5	14.48	213	18	151.88	712	925
TOTAL	50	93.34	2,931	263	4,264.68	64,995	67,926

18. Table 4 provides a greater level of detail including the land type. The yield of previously developed (brownfield) sites from Category 1 amounts to 1,507, compared to a yield of 44,631 from Category 1 greenfield sites. The yield of previously developed (brownfield) sites from Category 2 amounts to 1,211, compared to a yield of 19,652 from Category 2 greenfield sites.

APPENDIX 3

SLAA Assessment Criteria Note

TECHNICAL NOTE

Job Name: Chelmsford SLAA

Job No: 35446

Note No: 1

Date: 17 August 2015

Prepared By: Daniel Wheelwright

Subject: SLAA Assessment Criteria Note

Item	Subject
1.	<p>ABSOLUTE CONSTRAINTS</p> <p>If any of the following conditions are fulfilled, the site will be completely ruled out of the SLAA:</p> <ul style="list-style-type: none"> ▪ Site lies in the Metropolitan Green Belt (Policy CP5) ▪ Site lies in Flood Zone 3b (Policy DC22) ▪ Site lies within a Green Wedge (Policy DC9) ▪ Site lies within a Special Area of Conservation, RAMSAR or Special Protection Area ▪ Site lies within a Site of Special Scientific Interest (SSSI) ▪ Site lies within a Registered Park or Garden of Special Historic Interest ▪ Site contains all or part of a Scheduled Monument ▪ Site lies on route of safeguarded corridor for strategic Trunk roads ▪ Sites highly unlikely to be available during the SLAA period ▪ Sites highly unlikely to be achievable during the SLAA period ▪ Allocated Mineral sites or Mineral sites with extant Planning Permission¹ ▪ Allocated Waste sites or Waste sites with extant Planning Permission² <p>Where only part of the site falls within one of these designations, only the part of the site which falls outside of the designation is considered in the SLAA (subject to the inclusion of a suitable buffer where appropriate).</p>
2.	<p>'SUITABILITY' CRITERIA</p> <p>Note: <u>Underlined</u> criteria are considered particularly important. If a site achieves a low score against any underlined criteria, the site's overall suitability score will be capped accordingly (as described in more detail below). Where a site falls only partially within a designation which constitutes a key criterion, we will look at the possibility of excluding part of the site and assessing only those parts of the site which fall outside the designation.</p>

¹ Preferred and reserved Mineral sites identified in the Essex County Council Minerals Plan (2014)

² Schedule 1-3 sites in the Saved Essex County Council Waste plan (2001)



TECHNICAL NOTE

Item	Subject
	<p>2a. Policy Restrictions or Limitations</p> <p><i>Suitability of Location for Development (CP5)</i></p> <ul style="list-style-type: none"> ▪ Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan 5 ▪ Site is within a Defined Settlement Boundary 4 ▪ Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan 3 ▪ Site is adjacent to a Defined Settlement Boundary 2 ▪ Site is outside of any Defined Settlement Boundary or Town/City/Urban area in the countryside 0 <p><i>Impact on Areas of Defined Open Space (Local Plan Policy DC39)</i></p> <ul style="list-style-type: none"> ▪ Site not within an area defined as Public Open Space or 'Other' Green Space 5 ▪ Site partially within an area defined as Public Open Space or 'Other' Green Space 3 ▪ Site wholly within an area defined as Public Open Space or 'Other' Green Space 0 <p><i>Impact on Locally Protected Natural Features (Local Plan Policy DC10, DC13, DC14)</i></p> <ul style="list-style-type: none"> ▪ Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt 5 ▪ Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt 3 ▪ Site wholly within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt 0 <p>2b. Physical Problems or Limitations</p> <p>It is outside the scope of a strategic study of this nature to assess physical constraints in depth. Thus, the following criteria focus on <u>obvious</u> constraints or those constraints identified by statutory consultees.</p> <p>Access</p> <ul style="list-style-type: none"> ▪ No known constraints to achieving a suitable access 5 ▪ Some minor constraints to achieving a suitable access 3 ▪ Achieving a suitable access likely to be subject to significant constraints 0 <p><i>Impact on Air Quality Management Area's (Policy DC28)</i></p> <ul style="list-style-type: none"> ▪ Site more than 800m away from a designated AQMA 5 ▪ Site is between 200 and 800m from a designated AQMA 3 ▪ Site is within 200m of a designated AQMA 0



TECHNICAL NOTE

Item	Subject
	<p><i>Bad Neighbour Constraints</i></p> <ul style="list-style-type: none"> ▪ Site has no 'bad neighbours' 5 ▪ Site has bad neighbours with potential for mitigation 3 ▪ Site has bad neighbours with no potential for mitigation 0 <p><i>Ground Condition Constraints (Policy DC26, DC27)</i></p> <ul style="list-style-type: none"> ▪ Treatment not expected to be required (e.g. sites within primarily residential areas, where there is no obvious indication of previous contaminating uses) 5 ▪ Treatment expected to be required on part of the site (e.g. sites where an existing industrial use occupies only a small proportion of the overall site area) 3 ▪ Treatment expected to be required on the majority of the site (e.g. sites within employment areas, which would potentially require contamination treatment) 0 <p><u>Impact on Flood Risk Areas (Policy DC22) (as defined by the SFRA Flood Maps)</u></p> <ul style="list-style-type: none"> ▪ Site is within Flood Zone 1 5 ▪ Site is wholly or partially within Flood Zone 2 4 ▪ 10% - 25% of site area is within Flood Zone 3 2 ▪ 25% - 50% of site area is within Flood Zone 3 1 ▪ Over 50% of site area is within Flood Zone 3 0 <p><i>Minerals Constraints</i></p> <ul style="list-style-type: none"> ▪ Site does not fall within an identified Mineral Safeguarding Area 5 ▪ Site is wholly or partially within an identified Mineral Safeguarding Area 0 <p>Overall Score for 'Suitability'</p> <ul style="list-style-type: none"> ▪ Maximum possible unweighted 'suitability' score = 45 (i.e. 9 criteria, each with a maximum potential score of 5) ▪ Sites with a total 'suitability' score of over 36 are given an overall suitability score of 3 (site is suitable and could go to make up part of the five year supply). ▪ Sites with a total 'suitability' score of 21-35 are given an overall suitability score of 2 (site is potentially suitable but faces some constraints and should not be included in the five year supply). ▪ Sites with a total 'suitability' score of under 20 are given an overall suitability score of 1 (site faces significant suitability constraints). ▪ Criteria marked by underlining are particularly important. If a site scores 0 against any of these criteria, the site can only achieve a maximum overall 'suitability' score of 1. If a site scores 3 against any of these underlined criteria, the site can only achieve a maximum overall 'suitability' score of 2. ▪ In exceptional circumstances suitability factors not listed above may be taken into account to give a different overall score. These exceptions will always be explained fully in the sites database



TECHNICAL NOTE

Item	Subject
3.	<p>‘AVAILABILITY’ CRITERIA</p> <p>It is outside the scope of a strategic study of this nature to collect and assess detailed information on legal and ownership issues. Thus, sites will be scored on the basis of available information as follows:</p> <ul style="list-style-type: none"> ▪ Held by developer/willing owner/public sector (e.g. Call for Sites submissions, and sites being actively marketed), and sites where it is known that pre-application discussions are underway 5 ▪ Vacant land and buildings 4 ▪ Low intensity land uses (e.g. agriculture, informal car parking) 3 ▪ Established single use (e.g. business, sports club, school) 2 ▪ Established multiple uses (e.g. industrial estate, retail parade) 1 ▪ Thought to be in particularly complex/multiple ownership, or apparently subject to ransom strip 0 <p>Note: Where a site is known to be held by a developer, willing owner or public sector body then it should score 5 even if one of the other conditions is also fulfilled – so, for example, an established business where the site is being promoted for housing by the landowner would score 5.</p> <p>Overall Score for ‘Availability’</p> <ul style="list-style-type: none"> ▪ The above key criterion directly scores the ‘availability’ of each site. ▪ A score of 5 or 4 gives an overall ‘Availability’ score of 3 (site is available and can be included in the 5 year supply). ▪ A score of 3 or 2 gives an overall ‘Availability’ score of 2 (site is potentially available but faces some constraints and should not be included in the 5 year supply). ▪ A score of 1 or 0 gives an overall ‘Availability’ score of 1 (site faces significant availability constraints). ▪ In exceptional circumstances availability factors not listed above may be taken into account to give a different overall score. These exceptions will always be explained fully in the sites database.
4.	<p>ACHIEVABILITY’ CRITERIA</p> <p>3a. Market/Cost/Delivery Factors</p> <p>Deliverability of the Site</p> <p>We will score on the basis of known information (e.g. on land values, locality, market conditions, physical constraints, etc), using a sliding scale as follows:</p> <ul style="list-style-type: none"> ▪ Good marketability and/or viability. Site faces few achievability constraints and is likely to be achievable within 5 years 3 ▪ Moderate marketability and/or viability. Site is potentially achievable but faces some constraints and should not be included in the 5 year supply 2 ▪ Poor marketability and/or viability. Site faces significant achievability constraints and is unlikely to be achievable within the first ten years of the study 1 <p>Overall Score for ‘Achievability’</p> <ul style="list-style-type: none"> ▪ The above key criterion directly scores the ‘achievability’ of each site. ▪ The ‘availability’ score can range from 1 to 3



TECHNICAL NOTE

Item	Subject																																							
5.	<p>OVERALL SCORE AND SITE CATEGORISATION</p> <p>Each site thus achieves three separate scores, as follows:</p> <ul style="list-style-type: none"> ▪ an overall 'suitability score' of 3, 2 or 1; ▪ an overall 'availability score' of 3, 2 or 1; and ▪ an overall 'achievability score' of 3, 2 or 1. <p>The sites are assigned to an overall Category band (1, 2 or 3) on the basis of these scores. Our approach to site categorisation is set out in Table 5.1 below.</p> <p>In sum, if a site is to form part of the Council's five-year housing land supply (i.e. a Category 1 site), it must be 'deliverable'; that means according to footnote 11 of the NPPF that the site should be 'available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable'. Category 1 sites must, therefore, attain high overall scores against each of the suitability and availability criteria, and a moderate to high overall score against the achievability criteria.</p> <p>Sites designated as 'Category 2' are those likely to be 'developable' over the next 10 years, but which are not deliverable within the first 5 years. Footnote 12 of the NPPF defines that 'to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged'. Category 2 sites must, therefore, attain a high overall score against the 'suitability' criteria, and reasonable overall scores against the 'availability' and 'achievability' criteria.</p> <p>Category 3 sites are those which can be regarded as 'not currently developable'. These sites are not likely to be appropriate for residential development in their current form, or are unlikely to come forward for development in the next 10 year period, unless evidence is brought forward to demonstrate that the significant constraints can be overcome/mitigated. Category 3 sites, therefore, attain low scores against any or all of the 'suitability', 'availability' and 'achievability' criteria.</p> <p>Table 5.1 – Summary of Site Categorisation Methodology</p> <table border="1"> <thead> <tr> <th rowspan="2"></th> <th rowspan="2">Permutation of Scores</th> <th colspan="3">Overall Score (out of 5)</th> </tr> <tr> <th>Suitability Criteria</th> <th>Availability Criteria</th> <th>Achievability Criteria</th> </tr> </thead> <tbody> <tr style="background-color: #90EE90;"> <td>Category 1 – Deliverable Sites</td> <td>A</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> </tr> <tr style="background-color: #FFFF00;"> <td rowspan="3">Category 2 – Developable Sites</td> <td>A</td> <td style="text-align: center;">2</td> <td style="text-align: center;">2 – 3</td> <td style="text-align: center;">2 - 3</td> </tr> <tr style="background-color: #FFFF00;"> <td>B</td> <td style="text-align: center;">2 – 3</td> <td style="text-align: center;">2</td> <td style="text-align: center;">2 – 3</td> </tr> <tr style="background-color: #FFFF00;"> <td>C</td> <td style="text-align: center;">2 - 3</td> <td style="text-align: center;">2 - 3</td> <td style="text-align: center;">2</td> </tr> <tr style="background-color: #FFB6C1;"> <td rowspan="3">Category 3 – Not Currently Developable Sites</td> <td>A</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1 – 3</td> <td style="text-align: center;">1 – 3</td> </tr> <tr style="background-color: #FFB6C1;"> <td>B</td> <td style="text-align: center;">1 – 3</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1 - 3</td> </tr> <tr style="background-color: #FFB6C1;"> <td>C</td> <td style="text-align: center;">1 - 3</td> <td style="text-align: center;">1 - 3</td> <td style="text-align: center;">1</td> </tr> </tbody> </table> <p>Note: Scores which are highlighted in bold in each row, are definitive in determining the Category band of a site (as long as the site also scores within the defined range for each of the other two criteria)</p> <p>There are three possible permutations of scores for Category 2 and Category 3 sites. The three different permutations have been labelled A, B and C.</p>		Permutation of Scores	Overall Score (out of 5)			Suitability Criteria	Availability Criteria	Achievability Criteria	Category 1 – Deliverable Sites	A	3	3	3	Category 2 – Developable Sites	A	2	2 – 3	2 - 3	B	2 – 3	2	2 – 3	C	2 - 3	2 - 3	2	Category 3 – Not Currently Developable Sites	A	1	1 – 3	1 – 3	B	1 – 3	1	1 - 3	C	1 - 3	1 - 3	1
	Permutation of Scores			Overall Score (out of 5)																																				
		Suitability Criteria	Availability Criteria	Achievability Criteria																																				
Category 1 – Deliverable Sites	A	3	3	3																																				
Category 2 – Developable Sites	A	2	2 – 3	2 - 3																																				
	B	2 – 3	2	2 – 3																																				
	C	2 - 3	2 - 3	2																																				
Category 3 – Not Currently Developable Sites	A	1	1 – 3	1 – 3																																				
	B	1 – 3	1	1 - 3																																				
	C	1 - 3	1 - 3	1																																				



TECHNICAL NOTE

Item	Subject
	<p>Thus Table 5.1 shows that:</p> <ul style="list-style-type: none"> ▪ Category 1 sites must achieve high overall scores of 3 against the suitability, availability and achievability criteria; ▪ Category 2 sites achieve moderate (but not low) overall scores against one, two or all three of the criteria. Thus, if a site achieves an overall score of 2 against the suitability criteria, or 2 against the availability criteria, or 2 against the achievability criteria – and scores higher than 1 for all criteria - it is designated as Category 2; and ▪ Category 3 sites achieve low scores against one, two or all three of the criteria. Thus, if a site achieves an overall score of 1 against the suitability criteria, or 1 against the availability criteria, or 1 against the achievability criteria, it is designated as Category 3

APPENDIX 4

Full 'Policy-on' SLAA Assessment

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS9 **Site Name** Land South East of The Lion Inn Main Road Boreham Chelmsford Essex

Observations FP 29BOR runs through the site and FP 30BOR runs along boundary of the site.

SLAA Reference 5

Category: 2

Yield: 400

Density: 35
(per ha)

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

Suitability Criteria

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

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Developer has option to purchase site from the owner	
Other Availability Considerations	

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS12 **Site Name** Land North East of Recreation Ground Chatham Green Little Waltham Chelmsford Essex

Observations Site falls within buffer zone of SSSI.

SLAA Reference 7

Category: 1

Yield: 14

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Other Availability Considerations

Achievability

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

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

Site Assessment Details

Council Reference	CFS13	Site Name Land South East of Tyrells Cottages Main Road Boreham Chelmsford Essex
SLAA Reference	8	Observations Public footpath FP 29BOR runs through the site. 2 electricity pylons present on site - site area has been discounted to reflect this.
Category:	2	
Yield:	151	
Density: (per ha)	35	

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS15 **Site Name** Site at 20 Little Baddow Road Danbury Chelmsford Essex

Observations Northern boundary of the site (but outside) are two TPO trees TPO/1002/004. Site falls within buffer zone of SSSI - Woodham Walter Common, Blake's Wood & Lingwood Common, Danbury Common adjacent to site. Also falls within Minerals safeguarding area

SLAA Reference 10

Category: 2

Yield: 6

Density: 35
(per ha)

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS19 **Site Name** Land Adjacent The Gables Banters Lane Great Leighs Chelmsford

Observations

SLAA Reference 14

Category: 1

Yield: 18

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Other Availability Considerations

Achievability

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

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS24 **Site Name** Kings Farm Main Road Ford End Chelmsford Essex

Observations Site promoted for a mix of uses. Site falls within buffer zone of an SPA.

SLAA Reference 19

Category: 2

Yield: 209

Density: 30
(per ha)

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

Suitability Criteria

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

Availability Criteria

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

Other Availability Considerations

Achievability

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

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Site Assessment Details

Council Reference CFS26 **Site Name** New Build at Paglesham House Hollow Lane Broomfield Chelmsford Essex

Observations Level site

SLAA Reference 21

Category: 1

Yield: 4

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Other Availability Considerations

Achievability

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

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

Site Assessment Details

Council Reference	CFS27	Site Name	Land at Chatham Green Yard Braintree Road Little Waltham Chelmsford
SLAA Reference	22	Observations	Foot path FP 8LTW terminates opposite the site on eastern boundary. Within buffer zone of SSSI - River Ter
Category:	1		
Yield:	24		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS28 **Site Name** Land Opposite The Old Rectory Mashbury Road Chignal St James Chelmsford Essex

Observations

SLAA Reference 23

Category: 1

Yield: 4

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Other Availability Considerations

Achievability

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

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

Site Assessment Details

Council Reference CFS29 **Site Name** 43 Dorset Avenue Great Baddow Chelmsford Essex

Observations Public footpath FP 19GBD runs adjacent to the rear of the boundary as it joins Baddow Recreation field

SLAA Reference 24

Category: 2

Yield: 2

Density: 30
(per ha)

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

Suitability Criteria

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

Availability Criteria

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

Other Availability Considerations

Achievability

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

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

Site Assessment Details

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

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

SLAA Reference 30

Category: 2

Yield: 10

Density: 30
(per ha)

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

Suitability Criteria

Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Opposite Grade II listed Laburnum Cottage and Grade II listed Glenmore and Thorleys Cottage and adjacent to Grade II listed Runnymede Cottage Blasford Hill Main Road Site is potentially suitable but faces some constraints

Availability Criteria

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

Other Availability Considerations

Achievability

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

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

Site Assessment Details

Council Reference CFS37 **Site Name** Garages Rear of 71 Hall Lane Sandon Chelmsford Essex

Observations Key issue: flood risk

SLAA Reference 31

Category: 2

Yield: 3

Density: 30
(per ha)

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

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Other Availability Considerations

Achievability

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

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

Site Assessment Details

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS43 **Site Name** Land South of 38 Chalklands Sandon Chelmsford Essex

Observations Tree preservation orders TPO/2001/126 and TPO/1982/016 runs along eastern boundary and TPO/2002/066 runs along part of southern boundary of site. Generally level site.

SLAA Reference 37

Category: 1

Yield: 15

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Other Availability Considerations

Achievability

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

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

Site Assessment Details

Council Reference CFS44 **Site Name** Land North of Cranham Road Little Waltham Chelmsford Essex

Observations The land is part of the former Second World War Boreham Airfield and is predominantly open scrubland with boundary hedging and trees and some bunding. It contains one derelict building, which is a former airfield building. Was previously used as access for adjacent gravel extraction site. Footpath FP 2LTW runs alongside the east of the site. Tree preservation orders TPO/2003/076, TPO/1990/043, TPO/1978/005 on site

SLAA Reference 38

Category: 3

Yield: 0

Density: 30
(per ha)

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

Suitability Criteria

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

Availability Criteria

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

Other Availability Considerations

Achievability

Achievability Details 1: Poor achievability (cannot be used in first ten years)

Site most closely reflects Typology 16 - medium, greenfield, District Wide (B2 - General Industry only)

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS49	Site Name	Land South East of The Lion Inn Main Road Boreham Chelmsford Essex
SLAA Reference	43	Observations	Gently sloping site. Footpath FP 29BOR runs through the site and FP 30BOR runs along site boundary. Grade 1 listed Boreham House within view of site and it's gardens of special historic interest
Category:	2		
Yield:	353		
Density: (per ha)	35		

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS50	Site Name Land East of Premier Lodge Hotel Main Road Boreham Chelmsford Essex
SLAA Reference	44	Observations Bridleway BW 45BOR runs through part of the north to east section of the site and footpath FP 31BOR ends opposite the site. CW 9 terminates on the adjacent roundabout. Tree preservation order TPO/2014/001 across section of the southern part of the site.
Category:	2	
Yield:	95	
Density: (per ha)	35	

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS51 **Site Name** Field OS Ref 4730, The Chase, Boreham, Chelmsford, Essex

SLAA Reference 45

Category: 1

Yield: 33

Density: 35
(per ha)

Observations Footpath (The Chase) FP 32BOR runs adjacent to entire west side of site. Boreham conservation area is located some 100m to the north-east of the site beyond the development at Brookfield. Site adjoining to the west is identified as an area of open space as set out in the Site Allocations Development Plan Document (2012)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Other Availability Considerations

Achievability

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

Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference CFS52 **Site Name** Blairs Farm, Main Road, Boreham, Chelmsford, Essex

Observations Generally level site. Footpath FP 41BOR runs adjacent to small portion of Eastern boundary of the site.

SLAA Reference 46

Category: 1

Yield: 497

Density: 40
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Other Availability Considerations

Achievability

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

Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)

Site Assessment Details

Council Reference	CFS54	Site Name	Land at Boreham Interchange, Colchester Road, Boreham, Chelmsford, Essex
SLAA Reference	48	Observations	Site proposed for employment uses. Footpath (towing path) runs along the southern boundary to the site, north of the River Chelmer. FP 17SPR cuts through Southern portion of site. FP 18SPR runs adjacent to Southern boundary of site. FP 37BOR runs adjacent to South East corner of site. FP 19SPR cuts through South East corner of site. FP 42BOR cuts through South East corner of site
Category:	2		
Yield:	0		
Density: (per ha)	40		

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	1: 25% - 50% of site area is within Flood Zone 3a
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	248 and CBC/00244. Boreham House Park or Garden adjacent to East of site. Southern area of site covered by Chelmer and Blackwater Navigation Conservation Area: G021
	Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

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

Site Assessment Details

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

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

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

Suitability Criteria

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

Other Suitability Considerations

Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS59	Site Name Field Adjacent Lionfield Cottages, Main Road, Boreham, Chelmsford, Essex
SLAA Reference	53	Observations Generally level site. Public footpaths FP 25BOR runs through centre of the site and FP 29BOR run to the edge of the site.
Category:	1	
Yield:	165	
Density: (per ha)	35	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Site is available

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS73	Site Name	Land East and West of A1114 and North and South of the A12, Great Baddow and Galleywood, Chelmsford, Essex
SLAA Reference	67	Observations	Site promoted for mixed use scheme. PROW 220_64 runs for approximately 250 metres north south across part of the land surrounding Pontlands Park. Approximately 30 metres of PROW 229_26 crosses this land at the A12 intersection. FP 64GBD cuts through the Western portion of the site. FP 26GAL crosses a small area in the South of the Site. FP 65 GBD runs adjacent to Western Boundary of site. Archaeological Sites ARCSIT/1710 and ARCSIT/1720 adjacent to site. NB: Part of site also falls within Great Baddow parish.
Category:	2		
Yield:	0		
Density: (per ha)	40		

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS74	Site Name	Land South East of 42 Church Hill, Little Waltham, Chelmsford, Essex
SLAA Reference	68	Observations	Site adjacent to the Chelmsford Green Wedge. Site adjacent to the Chelmsford Green Wedge. Local Wildlife Site: CH71 adjacent to site. Open Space OBJECTID: 71 within site. Grade II listed buildings CBC/00679, CBC/00677 and CBC/00680 adjacent to site. Part of site within Little Waltham Conservation Area.
Category:	2		
Yield:	25		
Density: (per ha)	30		

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

Suitability Criteria

Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	3: Site partially within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Grade II listed buildings CBC/00679, CBC/00677 and CBC/00680 adjacent to site. Part of site within Little Waltham Conservation Area. Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	Two parties own site - and agreement will need to be reached in bringing it forward. Site is potentially available

Achievability

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

Site Assessment Details

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

Observations Level site. Site opposite Banters Lane Employment Area.

SLAA Reference 69

Category: 2

Yield: 4

Density: 35
(per ha)

Site performs well against suitability criteria

Site faces some availability constraints

Site performs well against achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

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

Site Assessment Details

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS77	Site Name	Land East of Premier Lodge Hotel, Main Road, Boreham, Chelmsford, Essex
SLAA Reference	71	Observations	PROW 213_45 From the B1137, by the Police House, in a north-westerly direction to the A12 PROW 213_31 From the main A12 road, north-east of generals, in a south-easterly direction to FP30. Bridleway 45BOR runs through the site. Tree Preservation Order TPO/2014/001 covers group of trees within the site to the south. Grade II listed building CBC/00248 within site. Registered parks and gardens: 1000354 to the South of site. Within buffer zone for 'final stage sand and gravel'
Category:	2		
Yield:	71		
Density: (per ha)	35		

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS78 **Site Name** Staceys, School Lane, Broomfield, Chelmsford, Essex

Observations Footpah FP 13BRF runs North-South through centre of site. FP 14 BRF runs through Eastern portion of site. FP 29BRF contained within centre of the site. FP 30BRF runs along Western edge and into centre of the site. Grade II listed building CBC/00248 within site. Registered parks and gardens: 1000354 to the South of site.

SLAA Reference 72

Category: 2

Yield: 1020

Density: 40
(per ha)

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS79 **Site Name** Montpelier Farm, Blasford Hill, Little Waltham, Chelmsford, Essex

SLAA Reference 73

Category: 2

Yield: 244

Density: 30
(per ha)

Observations Footpath FP 29LTW runs along Western boundary of site. TPO/2001/040 and TPO/1983/009 adjacent to North of the site. TPO/2004/065 adjacent to South of site. Archaeological Site ARCSIT/1840 within site. Site lies within a 'final stage sand and gravel' buffer zone.

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS81 **Site Name** Chantry Farm, Chantry Lane, Boreham, Chelmsford, Essex

Observations Footpath FP 20BOR runs along Northern boundary of the site. Site falls within a 'permitted active sand and gravel buffer zone'.

SLAA Reference 75

Category: 2

Yield: 349

Density: 35
(per ha)

Site faces some suitability constraints

Site performs well against availability criteria

Site faces some achievability constraints

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS83	Site Name	Land East and West of the A12 and North and South of the A414, Great Baddow and Sandon, Chelmsford Essex
SLAA Reference	77	Observations	Site promoted for a mix of uses. Vast, gently undulating site which also falls within Little Baddow, Sandon and Boreham. Number of footpaths that traverse the site. There is also a bridleway that runs through the site and National Cycle Route 1. Footpaths FP 25SAN, 17LBD, 2SAN, 14LBD, 15LBD, 16LBD, 69LBD, 13LBD, 11LBD, 12LBD run through the Site. FP 18SPR, 37BOR, 4DAN and 1DAN run adjacent to site. Local Wildlife Sites: Sandon Riverside, CH101 adjacent to West of site; Waterhall Meadows, CH115 surrounded by site; River Chelmer, CH109 adjacent to North West of site; Boreham Meads, CH125 adjacent to North of site; New Lodge Meadow, CH122 adjacent to East of site. Green Wedge: River Chelmer/Blackwater Navigation East covers South West area of site. There is no ancient woodland within the site area, although two areas of ancient woodland are located on the eastern boundary of the site, with the larger of these known as Hall Wood, and a smaller area situated just to the south of Hall Wood. Other areas of ancient woodland in the surrounding local area are located further east include Blake's Wood and Longwood Common. These areas are also designated Sites of Special Scientific Interest (SSSI), a small part of the boundary of which adjoins the eastern site boundary of the Hammonds Farm land holding. The Waterhall Meadows nature reserve lies within the site area. Grade II listed Locks adjacent to site: CBC/00243, CBC/00244, CBC/00848. Grade II listed buildings within site: CBC/00653, CBC/00658, CBC/00654. The flood plains of the Chelmer valley have potential for preserving archaeological peat deposits and other sensitive environmental deposits. Recent archaeological site investigations undertaken on land adjacent to the Chelmer, along the route of a new pipeline, uncovered significant prehistoric archaeology. Therefore, some potential exists at this site for archaeological interest dating from the Iron Age, Roman and Anglo-Saxon periods. Archaeological Site: ARCSIT/1420 within site and ARCSIT/1460, ARCSIT/1450, ARCSIT/1470 and ARCSIT/ 1310 adjacent to site. Priority 4 contaminated land within site: SOPC000473, SOPC000141, SOPC000498, SOPC000497, SOPC000140, SOPC000139.
Category:	2		
Yield:	5062		
Density: (per ha)	40		
			Site faces some suitability constraints
			Site performs well against availability criteria
			Site performs well against achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS94	Site Name	Land South East of Little Waltham, East and West of Essex Regiment Way, Little Waltham and Broomfield, Chelmsford Essex
SLAA Reference	88	Observations	Proposed for a mix of uses. The majority of the site comprises open undeveloped grassland and small areas of woodland. Part of the site is occupied by a golf course and associated golf club buildings, hotel accommodation and leisure and conference/function uses. Footpaths FP 53LTW, 37BRF and 42LTW cross Southern area of site. FP 39LTW, 32LTW, 33LTW, cut through central portion of site. FP 34LTW, 35LTW, 27LTW cut through Northern section of site. Bridleway 55LTW runs between two Northern sections of the site. FP 37LTW runs to North Eastern boundary of site. FP 28LTW runs adjacent to North Western boundary of site. Byway 51LTW runs to Western boundary of site. Essex Wildlife Trust Nature Reserve: Little Waltham Meadows covers South Western part of site and runs adjacent to Western boundary. Local Wildlife Sites: CH76 covers South Western part of site and runs adjacent to Western boundary; CH83 covers Southern area of the site; CH67 adjacent to Northern boundary of site; CH71 within 100m of Northern boundary of site. Green Wedge covers Western half of site. TPOs: TPO/2006/017 and TPO/1999/016 within South West of site. TPO/1990/041 within South Eastern area of site. TPO/1990/057, TPO/2003/007, TPO/1991/017, TPO/2002/010 and TPO/1990/050 within central portion of site. TPO/2002/047, TPO/1994/016, TPO/2002/010 and TPO/1991/017 within or adjacent to Northern section of site. Grade II listed buildings: CBC/00719, CBC/00974, CBC/000718, CBC/00734, CBC/00725 within site. Little Waltham Conservation Area adjacent to Northern boundary of site. A number of potentially contaminated areas on site: Priority 3 Contaminated Land: SOPC000839, SOPC000840, SOPC000527. Contaminated Land Priority 2: SOPC000248. Historic Landfill: EAHL01001, EAHL01721, EAHL00472, EAHL031126. ECC Contaminated Land: PRCHL10, CHL418
Category:	2		
Yield:	508		
Density: (per ha)	40		

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS100	Site Name	Land North and South of Sandon School Molrams Lane Sandon Chelmsford Essex
SLAA Reference	94	Observations	Generally level site. Grade II listed Grace's Cross on eastern boundary of site. Site partially falls within 'final stage sand and gravel' buffer zone.
Category:	1		
Yield:	237		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS104 **Site Name** Horseshoe Farm, Main Road, Bicknacre, Chelmsford, Essex

Observations Tree Preservation Order TPO/2006/001 present within the site. Site is within the buffer zone for SSSI - Danbury Common, Thrift Wood Woodham Ferrers. RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). Outline application submitted on site.

SLAA Reference 98

Category: 1

Yield: 122

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

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

Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS114 **Site Name** Southfields, School Road, Good Easter, Chelmsford, Essex

Observations The Good Easter Conservation Area abuts the site on its eastern boundary.

SLAA Reference 108

Category: 1

Yield: 15

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

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

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS116 **Site Name** Land East of 1-15 Millfields, Danbury, Chelmsford, Essex

Observations Site falls within buffer zone for SSSI - Woodham Walter Common, Blake's Wood & Lingwood Common, Danbury Common.

SLAA Reference 110

Category: 1

Yield: 87

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

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

Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Site Assessment Details

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

SLAA Reference 111

Category: 2

Yield: 61

Density: 30
(per ha)

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

Site performs well against suitability criteria

Site faces some availability constraints

Site faces some achievability constraints

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

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

SLAA Reference 113

Category: 1

Yield: 43

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS121 **Site Name** Ash Tree House, Boyton Cross, Roxwell, Chelmsford, Essex

Observations Site is proposed for employment uses only. Footpath FP 34ROX runs along Eastern border of site. Site falls within buffer zone for 'final stage sand and gravel' site.

SLAA Reference 115

Category: 2

Yield: 0

Density: 30
(per ha)

Site performs well against suitability criteria

Site performs well against availability criteria

Site faces some achievability constraints

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS125 **Site Name** Land North of Cranham Road Little Waltham Chelmsford Essex

SLAA Reference 119

Category: 3

Yield: 0

Density: 30
(per ha)

Observations Site proposed for Employment B1; Employment B2; Employment B8 uses. Public footpath 2LTW along southeastern border of the site. Public footpath 47LTW to north of site. Individual and woodland TPOs within and adjoining the site. TPO/2003/076, TPO/1990/043, TPO/2003/076, TPO/2000/038. Site falls within 'final stage' sand and gravel area.

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Observations Site proposed for employment uses.

SLAA Reference 122

Category: 3

Yield: 17

Density: 30
(per ha)

Site performs well against suitability criteria

Site performs well against availability criteria

Site faces significant achievability constraints

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS132	Site Name	Land surrounding Highlands Farm East and West of Southend Road East Hanningfield Chelmsford Essex
SLAA Reference	126	Observations	Public Footpaths 14EHF, 16EHF, 17EHF and 18EHF cross the site. Site falls within buffer zone of SSSI - Hanningfield Reservoir, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). Tree preservation order TPO/2006/007 within complex of farm buildings. Highlands, Lodge and Bonteels Farmhouse are Grade II listed properties. Site near to AQMA but not within 800m.
Category:	2		
Yield:	734		
Density: (per ha)	35		

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS137 **Site Name** Land West of Farrow Road Chelmsford Essex

Observations Site proposed for employment uses only. Public footpath 37CFD running along southern border of the site. Site is adjacent to Hylands Park - Registered Park and Garden.

SLAA Reference 131

Category: 2

Yield: 0

Density: 35
(per ha)

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS139 **Site Name** Boreham Airfield Waltham Road Boreham Chelmsford

SLAA Reference 133

Category: 2

Yield: 7054

Density: 40 (per ha)

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

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

SLAA Reference 135

Category: 2

Yield: 78

Density: 35
(per ha)

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

Suitability Criteria

Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

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

Other Availability Considerations

Site is available

Achievability

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

Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference	CFS144	Site Name	Land East of St Marys Church Church Road Little Baddow Chelmsford Essex
SLAA Reference	138	Observations	Within buffer zone of SSSI - Blake's Wood & Lingwood Common. Church Road is a Protected Lane. Adjacent to St Mary's Churchyard open space. Grade II Listed Little Baddow Hall across the road and Grade I Listed Church adjacent to the site.
Category:	2		
Yield:	9		
Density: (per ha)	30		

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS145	Site Name	Land East of Plantation Road and West of Church Road Boreham Chelmsford Essex
SLAA Reference	139	Observations	Level site. Public Footpath 40BOR crossing southern portion of site. 39BOR and 38BOR running north south across site. 34/BOR in south west corner. Grade II Listed Shottesbrook Grade II Listed Barn north east of Old Hall Grade II Listed Old Hall Grade II Listed Babylon.
Category:	1		
Yield:	770		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS151 **Site Name** Land South and East of Springwood Mashbury Road Chignal St James Chelmsford Essex

Observations Generally level site. Falls within the buffer zone for 'final stage sand and gravel' area.

SLAA Reference 145

Category: 1

Yield: 7

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

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

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

Site Assessment Details

Council Reference CFS152 **Site Name** Land North of Ash Tree House Boyton Cross Roxwell

Observations Public Footpath 66ROX running along northern boundary. Priority 3 Contaminated Land adjacent to south SOP000836. Site falls within final stage sand and gravel buffer zone.

SLAA Reference 146

Category: 2

Yield: 58

Density: 30
(per ha)

Site faces some suitability constraints

Site performs well against availability criteria

Site performs well against achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS155 **Site Name** Land North of Nurses Cottage North Hill Little Baddow Chelmsford Essex

Observations Site within buffer zone of SSSI - Woodham Walter Common. TPO/2003/088 covers the whole site.

SLAA Reference 149

Category: 3

Yield: 0

Density: 30
(per ha)

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS159 **Site Name** Field South of Jubilee Rise, Danbury, Chelmsford

SLAA Reference 153

Category: 1

Yield: 45

Density: 35
(per ha)

Observations Site falls within buffer zone of SSSI - Woodham Walter Common, SSSI - Blake's Wood & Lingwood Common. SSSI - Danbury Common. Essex wildlife trust nature reserve adjacent to the site's western boundary. Site falls within the 'final stage sand and gravel' buffer zone.

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS160	Site Name	Land North of Boreham Industrial Estate, Waltham Road, Boreham, Chelmsford
SLAA Reference	154	Observations	Generally level site. Site proposed for B1, B2 ad B8 uses. TPO/1998/019 passes close to western boundary but not within the site.
Category:	3		
Yield:	0		
Density: (per ha)	35		

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS162	Site Name	Land Adjacent Sandpit Cottage, Holybread Lane, Little Baddow, Chelmsford
SLAA Reference	156	Observations	Site falls within buffer zone of SSSI - Woodham Walter Common, SSSI - Blake's Wood & Lingwood Common. TPO/2006/078 within site. TPO/1980/012 adjacent to site (western boundary) TPO/2006/032 adjacent to site (northern boundary). Hollybread Wood (Essex local wildlife site) and Ancient and semi-natural woodland adjacent to site on western boundary).
Category:	1		
Yield:	8		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS163 **Site Name** Land North side of Ladywell Lane, Sandon, Chelmsford

Observations Level site. TPO/2015/001 on northern boundary and part of eastern boundary. Site falls within 'permitted active sand and gravel' buffer zone.

SLAA Reference 157

Category: 2

Yield: 4

Density: 30
(per ha)

Site performs well against suitability criteria

Site faces some availability constraints

Site performs well against achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Observations

SLAA Reference 158

Category: 1

Yield: 24

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS168 **Site Name** Hills Yard, Beachs Drive, Chelmsford

Observations Footpath FP 44CFD to south Cycle route 40 to south. TPO 2002/120 to east. Some archaeology present on the site: Arcsit1040. Site falls within 'final stage sand and gravel' buffer zone.

SLAA Reference 162

Category: 2

Yield: 7

Density: 35
(per ha)

Site performs well against suitability criteria

Site performs well against availability criteria

Site faces some achievability constraints

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Observations TPO 2001/022 to north and south boundaries.

SLAA Reference 163

Category: 2

Yield: 10

Density: 65
(per ha)

Site performs well against suitability criteria

Site performs well against availability criteria

Site faces some achievability constraints

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS177	Site Name	Land South And North West Of Lynfords Drive, Runwell, Wickford, Essex
SLAA Reference	169	Observations	Site falls completely within gas pipeline area and buffer zone. Extensive TPO 2006/072 to north, Falls within buffer zone of RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3).
Category:	3		
Yield:	0		
Density: (per ha)	35		

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

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential). However moderate achievability due to presence of gas pipeline through site.

Site Assessment Details

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS182	Site Name Land North and South of Brick Barns Farm, Mashbury Road, Chignal St James, Chelmsford, Essex
SLAA Reference	174	Observations (Also falls within Chignal and Writtle Parishes) Public rights of way 31 CHG 32CHG, 29WRT 25 WRT 26CHG all cross the site. TPO 2004/045 on site boundary. Listed heritage assets: CBC 00116 Brick Barns to south CBC 00115 Chobbings Farm to north east.
Category:	2	
Yield:	780	
Density: (per ha)	40	

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS186	Site Name	Land North of the A12 East of Southend Road, Great Baddow, Chelmsford, Essex
SLAA Reference	178	Observations	Site proposed for employment uses. Generally level site. Site falls within gas pipeline area and buffer. Site also falls within 'permitted active sand and gravel' buffer zone.
Category:	2		
Yield:	0		
Density: (per ha)	30		

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS188 **Site Name** Danecroft, Woodhill Road, Danbury, Chelmsford, Essex

SLAA Reference 180

Category: 1

Yield: 26

Density: 35
(per ha)

Observations Site within buffer zone for SSSI - Woodham Walter Common, SSSI - Blake's Wood & Longwood Common, SSSI - Danbury Common. Site is in view of grade II listed The Cricketers Arms and Poplars Penny Royal Road Danbury, and also adjacent to Danbury conservation area. Site falls within 'final stage sand and gravel' buffer zone.

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS189 **Site Name** Land North West of Montpelier Villa, Main Road, Little Waltham, Chelmsford, Essex

Observations Largely unconstrained site. Site falls within 'final stage sand and gravel' buffer zone.

SLAA Reference 181

Category: 1

Yield: 9

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS190	Site Name Land East of 1-15 Millfields, Danbury, Chelmsford
SLAA Reference	182	Observations Site within buffer zone for SSSI - Woodham Walter Common, SSSI - Blake's Wood & Longwood Common, SSSI - Danbury Common. Site is in view of grade II listed The Cricketers Arms and Poplars Penny Royal Road Danbury, and also adjacent to Danbury conservation area. Site falls within 'final stage sand and gravel' buffer zone.
Category:	1	
Yield:	88	
Density: (per ha)	35	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS192 **Site Name** Land on the west side of North Hill, Little Baddow, Chelmsford

SLAA Reference 184

Category: 3

Yield: 0

Density: 30
(per ha)

Observations Footpath 5LBD runs in a west easterly direction just north of the site until it joins North Hill. Footpath 8LBC starts at North Hill and runs to the south of the site and then joins up with Footpath 5LBD to the west of the site at Chelmer Cottage. Site falls within buffer zone of SSSI - Woodham Walter Common, SSSI - Blake's Wood & Lingwood Common. The site is wholly covered by a woodland TPO, TPO/2007/129, that also stretches further north. There are also individual 13 individually protected trees, mainly oak trees but some other varieties as well. They are covered by TPO/2007/129, 2007/092 and TPO/2007/160. Three Grade II listed buildings are located near the site, Coleraines CBC/00646 is located just across North Hill to the east, Poleighs CBC/00065 is located across the road to the north east of the site and Chelmer Cottage CBC/00635 to the north west of the site, 235 m away.

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

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

Site Assessment Details

Council Reference CFS195 **Site Name** Land South East of 36 Castle Close and North West of 42 Catherines Close

Observations A bridleway, 12GLL, runs along Castle Close. 200 m to the north of the site connecting Boreham Road with Main Road. Site falls within the buffer zone of SSSI - River Ter. A row of protected oak trees adjoins the northwestern corner of the site, ref TPO/2009/044.

SLAA Reference 187

Category: 1

Yield: 66

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Willing owner

Other Availability Considerations

Site is available

Achievability

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

Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS199 **Site Name** Land at Sturgeons Farm Cow Watering Lane Writtle

Observations Footpath 14WRT runs along the western and southern boundary of the westernmost parcel. Site falls within buffer zone of SSSI - Newney Green Pit. Sturgeons House, adjacent to the western parcel of land is Grade II listed, ref CBC/00168.

SLAA Reference 191

Category: 1

Yield: 14

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS200 **Site Name** Land north and south of 19 and 21 Lordship Road Writtle

SLAA Reference 192

Category: 2

Yield: 2

Density: 35
(per ha)

Observations Footpath 21WRT runs from east to west further south of the site. Three trees protected by TPO/2000/58 within the southern parcel. Barn South of Writtle College is Grade II* listed, ref CBC/00167 and a Scheduled Monument. It is located 34 m to the north of the site. The edge of Writtle Conservation Area is located 65 m away from the southernmost parcel. Archaeology: Barn South of Writtle College is an archaeological site.

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Site Assessment Details

Council Reference CFS204 **Site Name** Chelmsford City Racecourse, Great Leighs Bypass, Great Leighs

SLAA Reference 196
Category: 2
Yield: 1695
Density: 40 (per ha)

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS209	Site Name Land east and West of Beaumont Otes, Chignal Road, Chignal Smealy, Chelmsford
SLAA Reference	201	Observations Also within Chignal parish. Site being proposed for mixed use including residential and employment uses. Footpath 28CHG runs across east portion of the site where it joins footpath 5BRF in the NE corner. Footpath 37CHG runs from the road across the centre of the west portion of the site where it then joins footpath 26CHG which runs N to S through the centre of the site and footpath 27CHG which runs to the west.
Category:	2	
Yield:	950	
Density: (per ha)	40	

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS215	Site Name	Land North East of Spread Eagle, Church Lane, Great Waltham, Chelmsford
SLAA Reference	207	Observations	Footpath GTW98: From the Spread Eagle (PH) in a northerly direction to bridleway 49GTW to the North. Footpath GTW86: From its junction with bridleway GTW south-east and south-west crossing footpath 30, to the road east of Poulter's Farm. Footpath GTW30: From its junction with bridleway 49GTW in a south-easterly direction to the road south of Hartford Road. Heritage assets: Little Owls, Church Lane to the west of the site. Grade II listed CBC/00570 listing nref 1/209.
Category:	1		
Yield:	415		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS216 **Site Name** Land South of Church of England Primary School, Main Road, Ford End, Chelmsford

Observations Footpath 98GTW ends on the opposite side of the main road to the NE of the site.

SLAA Reference 208

Category: 1

Yield: 113

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

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

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Site Assessment Details

Council Reference	CFS217	Site Name	Land East of Home Pastures, Main Road, Ford End, Chelmsford
SLAA Reference	209	Observations	Bridleway 107GTW runs through the site E/W. Bridleway 49GTW runs along the East boundary and joins up with Bridleway 107GTW in the SE corner of the site.
Category:	1		
Yield:	92		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS221 **Site Name** Land West of Greenfield, Highwood Road, Edney Common, Chelmsford

Observations Level site

SLAA Reference 213

Category: 2

Yield: 5

Density: 30
(per ha)

Site performs well against suitability criteria

Site faces some availability constraints

Site performs well against achievability criteria

Suitability Criteria

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

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site acquired by the parish Council for the purpose of use as allotments. May require SoS approval for disposal of the land. Site is potentially available

Achievability

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

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

Site Assessment Details

Council Reference	CFS222	Site Name Land South of Elrose, Mayes Lane, Sandon, Chelmsford
SLAA Reference	214	Observations Footpath 75AN runs through southern boundary. Site falls within 'permitted active sand and gravel' buffer zone.
Category:	1	
Yield:	28	
Density: (per ha)	30	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS232 **Site Name** Land North East of Meadow Road, Rettendon, Chelmsford

Observations Footpaths 19RET runs along the South boundary. 31RET runs along the East boundary. Site falls within buffer zone of SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). Public Open Space adjacent to west boundary.

SLAA Reference 224

Category: 1

Yield: 201

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Observations Site falls within buffer zone of gas pipeline.

SLAA Reference 231

Category: 1

Yield: 3

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS241 **Site Name** Civic Centre Land Site, Duke Street, Chelmsford

Observations Cycle Route 45 runs along western boundary. Civic Centre building to north of the site is Locally Listed. War Memorial in the north of the site is Listed ref CBC/00983. North of site within West End Conservation Area.

SLAA Reference 233

Category: 2

Yield: 190

Density: 160
(per ha)

Site performs well against suitability criteria

Site faces some availability constraints

Site faces some achievability constraints

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

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

SLAA Reference 234

Category: 1

Yield: 1

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

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

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

Site Assessment Details

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

Observations Level site

SLAA Reference 235

Category: 1

Yield: 9

Density: 40
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS251 **Site Name** Garage Site, Cherry Garden Road, Great Waltham

Observations South and East boundaries adjoin Great Waltham Conservation Area.

SLAA Reference 236

Category: 1

Yield: 11

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

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

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

Site Assessment Details

Council Reference CFS252 **Site Name** Former Church Hall, Woodhall Road, Chelmsford

Observations Level site. South part of site allocated piece of open space.

SLAA Reference 237

Category: 2

Yield: 19

Density: 65
(per ha)

Site performs well against suitability criteria

Site performs well against availability criteria

Site faces some achievability constraints

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

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

SLAA Reference 238

Category: 2

Yield: 19

Density: 35
(per ha)

Site performs well against suitability criteria

Site faces some availability constraints

Site faces some achievability constraints

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

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

SLAA Reference 239

Category: 3

Yield: 0

Density: 160
(per ha)

Site faces significant suitability constraints

Site faces some availability constraints

Site faces some achievability constraints

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details 2: Moderate achievability (cannot be used in first five years)

Site most closely reflects Typology 12 - small, brownfield, Central Chelmsford (Mixed use including residential)

Site Assessment Details

Council Reference CFS256 **Site Name** Garages rear of 44 St Nazaire Road, Chelmsford

Observations Cycle Route 65 and footpath 2CFD run close to northern and eastern boundaries. TPO closest to boundary appears to have been revoked (TPO/1975/001). TPO/1993/012 relates to trees close to southern part of site boundary and this is still in place.

SLAA Reference 240

Category: 2

Yield: 12

Density: 65
(per ha)

Site performs well against suitability criteria

Site faces some availability constraints

Site performs well against achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site most closely reflects Typology 3 - Small, brownfield site, Urban Area (Residential)

Site Assessment Details

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

Observations

SLAA Reference 241

Category: 2

Yield: 50

Density: 65
(per ha)

Site performs well against suitability criteria

Site faces some availability constraints

Site performs well against achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site most closely reflects Typology 4 - Medium, brownfield site, Urban Area (Residential)

Site Assessment Details

Council Reference CFS260 **Site Name** Land North of Galleywood Reservoir, Beehive Lane, Galleywood, Chelmsford

Observations Galleywood common local nature reserve situated just outside the western boundary of the site.

SLAA Reference 242

Category: 2

Yield: 20

Density: 35
(per ha)

Site performs well against suitability criteria

Site faces some availability constraints

Site performs well against achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS263 **Site Name** Baddow Road Car Park, Baddow Road, Chelmsford

Observations Adjacent to Chelmsford Watermeadows Wildlife Site (south west boundary). Adjacent to green wedge on northern boundary. Within Chelmer and Blackwater Navigation conservation area.

SLAA Reference 245

Category: 1

Yield: 100

Density: 160
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS267 **Site Name** Essex Police HQ and Sports Ground, New Court Road, Chelmsford

SLAA Reference 249

Category: 1

Yield: 451

Density: 160
(per ha)

Observations The site is currently Essex Police Headquarters and Police Training School. The site also includes a sports field. Footpath 60CFD runs directly adjacent to the eastern boundary of the HQ buildings. The perimeter of the sports field has several trees which are protected under a Tree Protection Order - number TPO/2011/004.

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	CFS272	Site Name	Land North East of 148 The Street, Little Waltham
SLAA Reference	254	Observations	Western boundary of site adjacent to Little Waltham Conservation Area.
Category:	1		
Yield:	28		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Observations

SLAA Reference 257

Category: 2

Yield: 30

Density: 65
(per ha)

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS276 **Site Name** Former St Peters College, Fox Crescent, Chelmsford

Observations Site promoted for a mix of uses though residential led. TPO/2001/017 and TPO/1987/015 just outside of site on south west boundary. TPO/2002/013, TPO/1985/035 and TPO/2002/013 just outside of site on south eastern boundary.

SLAA Reference 258

Category: 1

Yield: 185

Density: 40
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

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

SLAA Reference 260

Category: 1

Yield: 28

Density: 75
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS281 **Site Name** Redes Farm Cottage, Main Road, Great Waltham, Chelmsford

Observations TPO/2007/084 over whole site. Redes - Grade II Listed

SLAA Reference 263

Category: 3

Yield: 0

Density: 30
(per ha)

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS282 **Site Name** Land North of South Woodham Ferrers, SWF, Chelmsford

Observations Footpath 24SWF runs through middle of site. Site falls within the buffer zone of SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3).

SLAA Reference 264

Category: 1

Yield: 2539

Density: 40
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS283 **Site Name** Land south of Sheepcotes Roundabout, Little Waltham, Chelmsford

Observations Level site.

SLAA Reference 265

Category: 2

Yield: 417

Density: 35
(per ha)

Site faces some suitability constraints

Site performs well against availability criteria

Site performs well against achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference CFS10 **Site Name** Mount Maskall Generals Lane, Boreham, Chelmsford, Essex

Observations Footpath FP 7BOR runs through the site, FP 8 BOR runs alongside the site and crosses with FP 15BOR at the south of the site. Mount Maskall is Grade II listed.

SLAA Reference 266

Category: 2

Yield: 25

Density: 35
(per ha)

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference 15SLAA 1 **Site Name** Land North Of Woodhouse Lodge, Woodhouse Lane, Little Waltham, Chelmsford, Essex

SLAA Reference 315

Category: 2

Yield: 124

Density: 35
(per ha)

Observations Footpath 78 extends in a northerly direction through the site from Woodhouse Lane to Larks Lane. FP 29LTW runs north south through centre of site. TPO/2004/065 various points within south east of site. TPO/2001/040 adjacent to north east of site. Archaeological Site ARCSIT/1840 within centre of site.

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	15SLAA 3	Site Name Land South West Of Cloughs Cottage, Main Road, Boreham, Chelmsford, Essex
SLAA Reference	317	Observations There is one Public Right of Way across the site. The Central Asset ID is PROW 213_39. The Feature Location: is a footpath from the A12 road, south west of the Cock Inn, in a southerly direction past FP38 to join FP40. PF 39BOR runs north-south through centre of the site.
Category:	2	
Yield:	16	
Density: (per ha)	30	

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Grade 2 listed building CBC/00264, Chestnuts, Main Road - adjacent to western boundary of site. Conservation Area Boreham - Roman Road/Plantation Road covers western corner of site Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Observations

SLAA Reference 319

Category: 2

Yield: 1

Density: 40
(per ha)

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	Grade 2 listed building CBC/00171, Crows Farmhouse - adjacent to south of site

Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	15SLAA 6	Site Name Hill House, Main Road, Rettendon Common, Chelmsford, Essex
SLAA Reference	320	Observations TPO/2007/079 adjacent to eastern boundary of site. Site falls within within buffer zone of SSSI - Hanningfield Reservoir. Site falls within buffer zone of Special Protection Area, SSSI and RAMSAR Site - Crouch and Roach Estuaries.
Category:	1	
Yield:	234	
Density: (per ha)	35	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	15SLAA 7	Site Name Southern Wood, London Road, Great Notley, Braintree, Essex
SLAA Reference	321	Observations FP 4GLL adjacent to northern boundary of site. TPO/1990/021 adjacent to north west of site.
Category:	2	
Yield:	0	
Density: (per ha)	40	

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	15SLAA 8	Site Name 38 Victoria Road, Writtle, Chelmsford
SLAA Reference	322	Observations FP 17WRT runs adjacent to western boundary of site.
Category:	1	
Yield:	2	
Density: (per ha)	40	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference 15SLAA 9 **Site Name** Norwood, London Road, Great Notley, Braintree, Essex

Observations

SLAA Reference 323

Category: 2

Yield: 0

Density: 40
(per ha)

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference 15SLAA 10 **Site Name** Land South West Of Southernwood, London Road, Great Notley, Essex

Observations

SLAA Reference 324

Category: 2

Yield: 0

Density: 40
(per ha)

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference 15SLAA 12 **Site Name** Land East Of The Green Man, Main Road, Howe Street, Chelmsford

Observations

SLAA Reference 326

Category: 2

Yield: 18

Density: 35
(per ha)

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

Suitability Criteria

Access Infrastructure Constraints 5: No known constraints to achieving a suitable access

Bad Neighbour Constraints 5: Site has no bad neighbours

Ground Condition Constraints 5: Treatment not expected to be required

Mineral Constraints 5: Site does not fall within an identified Mineral Safeguarding Area

Impact on Areas of Defined Open Space 3: Site partially within an area defined as Public Open Space or 'Other' Green Space

Impact on Locally Protected Natural Features 5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt

Flood Risk Constraints 2: 10% - 25% of site area is within Flood Zone 3a

AQMA Constraints 5: Site not within 800m of an AQMA

Suitability of Location Constraints 2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations Grade 2 Listed building CBC/00211, Green Man Pub adjacent to west of site

Site is potentially suitable but faces some constraints

Availability Criteria

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

Other Availability Considerations

Achievability

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

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

Site Assessment Details

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

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Grade 2 Listed Broomfield Hall adjacent to north of site. Grade 2* Listed St Mary's Church adjacent to north east of site. Broomfield Conservation Area adjacent to north and east of site. Archaeological Site ARCSIT/1910 adjacent to NE of site Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

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

Site Assessment Details

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	15SLAA 17	Site Name Land East Of Mill Lane, Great Leighs, Chelmsford, Essex
SLAA Reference	329	Observations TPO/2011/003 along northern and western boundary of site. Site falls within buffer zone of SSSI - River Ter
Category:	2	
Yield:	7	
Density: (per ha)	40	

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	15SLAA 18	Site Name Land East Of 685A Galleywood Road, Chelmsford, Essex
SLAA Reference	330	Observations TPO/2008/105 within eastern area of site.
Category:	2	
Yield:	3	
Density: (per ha)	40	

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	15SLAA 24	Site Name Allotment Hut, Allotment Gardens, Hill Road South, Chelmsford, Essex
SLAA Reference	336	Observations LoWs Chelmer and Blackwater Navigation adjacent to east of site. CTCAAP Other Green Space Hill Road Allotment Gardens and Open Space Objectid 6 within site. Chelmer and Blackwater Conservation Area adjacent to east of site.
Category:	3	
Yield:	55	
Density: (per ha)	65	

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

Suitability Criteria

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

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	Site not within promoter's ownership and is not intending to purchase or develop the site. Site is statutory allotment. Site is potentially available

Achievability

Achievability Details	3: Good achievability (can be used in five year supply)
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Site most closely reflects Typology 5 - Small, greenfield site, Urban Area (Residential)

Site Assessment Details

Council Reference	15SLAA 25	Site Name Land North West Of Woodlands And Rose Marie, BanTERS Lane, Great Leighs, Chelmsford
SLAA Reference	337	Observations TPO/2005/038 along southern and eastern boundary of site. Site is adjacent to BanTERS Lane Industrial Area.
Category:	2	
Yield:	42	
Density: (per ha)	40	

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

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference 15SLAA 31 **Site Name** Former University Land, Park Road, Chelmsford

Observations Cycle Route 41 cuts through centre of the site. TPO/2001/49 along southern boundary and adjacent to eastern boundary. TPO/2001/102 along western boundary of site. Other Green Space: CTCAAP ARU Central Campus. Site covered by Central Park Open Space. Western boundary of site is within Chelmsford West End Conservation Area.

SLAA Reference 342

Category: 2

Yield: 97

Density: 160
(per ha)

Site performs well against suitability criteria

Site faces some availability constraints

Site performs well against achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference 15SLAA 32 **Site Name** Land South Of Southwood House, Woodhouse Lane, Little Waltham, Chelmsford, Essex

Observations

SLAA Reference 343

Category: 2

Yield: 0

Density: 35
(per ha)

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

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	15SLAA 41	Site Name The Island Car Park, High Bridge Road, Chelmsford, Essex
SLAA Reference	352	Observations Cycle Route 40 runs to south of site. Cycle Route 39 runs along southern boundary of site. Cycle route 42 runs through site. Cycle Route 33 runs along eastern boundary of site.
Category:	3	
Yield:	0	
Density: (per ha)	160	

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference 15SLAA 42 **Site Name** Land Adjacent White Cottage, South Street, Great Waltham, Chelmsford, Essex

Observations

SLAA Reference 353

Category: 2

Yield: 2

Density: 35
(per ha)

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	20 metres west of the plot is Grade 2 listed building - CBC/00209. Grade 2 listed White Cottage is adjacent to east of site - CBC/00208. Site is entirely within Great Waltham Conservation Area
	Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	15SLAA 43	Site Name 7 St Giles, Moor Hall Lane, Bicknacre, Chelmsford, Essex
SLAA Reference	354	Observations TPO/2004/023 at various locations within western portion of the site. Site falls within buffer zone of SSSIs - Thrift Wood and Danbury Common.
Category:	1	
Yield:	176	
Density: (per ha)	35	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	15SLAA 45	Site Name Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road, Danbury, Chelmsford
SLAA Reference	356	Observations FP 38DAN runs through centre of site. TPOs adjacent to western boundary of site: TPO/2008/043, TPO/2007/046, TPO/2007/043. Site falls within buffer zone of SSSIs - Danbury Common, Woodham Walter Common and Blake's Wood and Lingwood Common.
Category:	2	
Yield:	0	
Density: (per ha)	35	

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Council Reference 15SLAA 46 **Site Name** Old Chase Farm, Hyde Lane, Danbury, Chelmsford, Essex

Observations FP 42DAN runs adjacent to west of site. TPO/2013/013 covers south eastern section of site. TPO/2013/017 and TPO/1982/005 adjacent to north of site. Site falls within buffer zone of SSSIs - Thrift Wood and Danbury Common.

SLAA Reference 357

Category: 2

Yield: 54

Density: 40
(per ha)

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

Suitability Criteria

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

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site currently in use for other purposes - existing use needs to vacate the site
Site is potentially available	

Achievability

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

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

Site Assessment Details

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

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

Suitability Criteria

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

Availability Criteria

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

Achievability

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

Site Assessment Details

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

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	15SLAA 49	Site Name Land South Of Rough Hill Complex, The Tye, East Hanningfield, Chelmsford, Essex
SLAA Reference	360	Observations TPO/2004/016 relates to a number of trees along western boundary of site. Site falls within buffer zone of SSSIs - Woodham Walter Common and Blake's Wood and Lingwood Common.
Category:	2	
Yield:	138	
Density: (per ha)	35	

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Grade 2 listed Garlands Farmhouse CBC/00402 adjacent to north east of site.
	Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

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

Site Assessment Details

Council Reference	15SLAA 50	Site Name Land North East Of Bankside, Main Road, Woodham Ferrers, Chelmsford, Essex
SLAA Reference	361	Observations FP 18BIC runs to north west corner of site. FP 19BIC runs through northern section of site. FP 20BIC runs to eastern boundary of site. FP 24SWF runs through eastern section of site. Bridleway 25SWF runs along eastern boundary of site. Bridleway 17STM runs along south eastern corner of site. TPO/2009/048 adjacent to western boundary of site. LoWs Bushey Hill within site. Site falls within buffer zone of SSSI, Special Protection Area and RAMSAR Site - Crouch and Roach Estuaries.
Category:	2	
Yield:	1755	
Density: (per ha)	60	

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Grade II* listed Edwin's Hall is situated approximately 100 metres to the north of part of the land - CBC/00939
	Site is potentially suitable but faces some constraints

Availability Criteria

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

Achievability

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

APPENDIX 5

List of Discounted Sites

Technical Note: List of Discounted Sites from the SLAA Assessment

1. The list below sets out those sites which are subject to the 'absolute constraints' (as listed in the SLAA Criteria note) in their entirety. Where sites are only partially affected by the absolute constraint(s), the site is still taken forward into the SLAA database on the basis of the resultant unaffected area.

2. It should be noted that for Green Belt and 'Green Wedge' sites, two versions of the SLAA assessment were undertaken (see SLAA Database Methodology and Output Note). The first is a 'policy-on' approach of treating Green Belt and Green Wedge sites as an absolute constraint to development. Where a site partially falls within the Green Belt or Green Wedge it has not been totally discounted, however the developable area of the site has been reduced proportionately with the area of the site that falls within the Green Belt or Green Wedge. The sites which partially fall within the Green Belt or Green Wedge are: CFS73, CFS74, CFS83, CFS94, CFS117, CFS132, CFS200, CFS264, 15SLAA6, 15SLAA8, 15SLAA18 and 15SLAA51. The list of Discounted Sites below therefore reflects this approach.

3. The second 'policy-off' approach does not discount Green Belt and Green Wedge sites and includes them within the assessment. It should be noted however that Sites CFS32, CFS253 and 15SLAA24 remain 'absolute constraints' under both approaches – given there are site specific reasons for their discounting - and therefore do not feature in the SLAA database.

Site Reference	Site Address	Site area (ha)	Reason for Discounting
CFS2	The Lordship Stud Writtle College Back Road Writtle Chelmsford CM1 3PD	1.5	Wholly within Green Belt
CFS5	Land adjacent to: 1 Oak Cottages, Chalk Street, Rettendon Common, Near Chelmsford Essex CM3 8DD	0.01	Wholly within Green Belt
CFS14	Sutch and Searle Warehouse Highwood Road Writtle Chelmsford CM1 3PT	2.07	Wholly within Green Belt
CFS17	Argents Nursery Highwood Road Edney Common Chelmsford Essex CM1 3PZ	3.27	Wholly within Green Belt
CFS20	Land East of Barn Mead Galleywood Chelmsford Essex	1.2	Wholly within Green Belt
CFS22	Longcroft Maldon Road Margaretting Ingatestone Essex CM4 9JR	1.09	Wholly within Green Belt
CFS23	Land South of Petton Stock Road Stock Ingatestone Essex	3.94	Wholly within Green Belt
CFS25	Land South West of 21 Seven Ash Green Chelmsford	0.74	Wholly within Green Wedge
CFS30	Land South East of Cherry Tree Cottages Stock Road Stock Ingatestone Essex	4.67	Wholly within Green Belt
CFS31	Land West of Hands Farm Radley Green Road Highwood Ingatestone Essex	0.52	Wholly within Green Belt

CFS32	Allotment Gardens Seymour Street Chelmsford Essex	0.2	Site highly unlikely to be available during the SLAA period
CFS33	Land North West of 71 School Road Downham Billericay Essex	0.85	Wholly within Green Belt
CFS34	Land Rear of Rettendon Lodge Hayes Chase Battlesbridge Wickford Essex	3.94	Wholly within Green Belt
CFS35	Land South West of Hillcroft Marigold Lane Stock Ingatestone Essex	6.47	Wholly within Green Belt
CFS38	Land at Thrift Farm Moulsham Thrift Chelmsford Essex	30.5	Wholly within Green Belt
CFS40	Street Record Windsor Road Downham Billericay Essex	1.68	Wholly within Green Belt
CFS41	Land North of Chickdene Farm Windsor Road Downham Billericay Essex	1.15	Wholly within Green Belt
CFS42	New Barnes Farm Ingatestone Road Highwood Chelmsford Essex CM1 3RB	0.32	Wholly within Green Belt
CFS45	Larmar Engineering CO Ltd Main Road Margaretting Ingatestone Essex CM4 9JD	1.46	Wholly within Green Belt
CFS53	Land North of Cricketers Close, Broomfield, Chelmsford, CM1	15.5	Wholly within Green Wedge
CFS61	Area surrounding Runwell Hospital North of Runwell Road Runwell Wickford Essex SS11 7QA	50.5	Wholly within Green Belt
CFS62	Land North of Cricketers Close, Broomfield, Chelmsford	15	Wholly within Green Wedge
CFS63	Land East and West of Beehive Lane, Great Baddow, Chelmsford, Essex	24.8	Wholly within Green Belt
CFS64	Field at Junction of Main Road and Hoe Lane, Rettendon, Chelmsford, Essex	14.1	Wholly within Green Belt
CFS66	Land At Runwell House, Runwell Road, Runwell, Wickford, Essex	0.37	Wholly within Green Belt
CFS67	Allotment Gardens, Runwell Road, Runwell, Wickford, Essex	6.89	Wholly within Green Belt
CFS69	Bromley Lodge, Tileworks Lane, Rettendon Common, Chelmsford, Essex, CM3 8HB	0.9	Wholly within Green Belt
CFS70	Land At Green Lane, Roxwell, Chelmsford, Essex	1.45	Wholly within Green Belt
CFS71	Land East of Rignals Lane, Galleywood, Chelmsford, Essex	15.4	Wholly within Green Belt
CFS72	Land North of the Weir and West of Brook Hill, Little Waltham, Chelmsford	1.7	Wholly within Green Wedge
CFS84	Land East of Two Wishes, Lynfords Drive, Runwell, Wickford, Essex	0.44	Wholly within Green Belt
CFS85	Land North of Green Acres, Runwell Chase, Runwell, Wickford, Essex	0.66	Wholly within Green Belt
CFS86	Land At Green Acres, Runwell Chase, Runwell, Wickford, Essex	0.32	Wholly within Green Belt
CFS87	The Anchorage, Runwell Chase, Runwell, Wickford, Essex, SS11 7PU	0.66	Wholly within Green Belt
CFS89	Land North West of Greenacres, Runwell Chase, Runwell, Wickford, Essex	1.68	Wholly within Green Belt
CFS92	Land South of 4 Glenside Parsonage Lane, Margaretting, Ingatestone, Essex	3.09	Wholly within Green Belt

CFS95	Wood Farm, Stock Road, Galleywood, Chelmsford, Essex, CM2 8JU	33.5	Wholly within Green Belt
CFS96	Land South East of Glebe Farm, Stock Road, Galleywood, Chelmsford, Essex	18.9	Wholly within Green Belt
CFS97	Land South of A12 and East of Stock Road, Galleywood, Chelmsford, Essex	8.2	Wholly within Green Belt
CFS101	Land North West of Park and Ride Terminus Woodhill Road Sandon Chelmsford Essex	13.5	Wholly within Green Wedge
CFS108	Land West of the Green Man and North of Highwood Road, Edney Common, Chelmsford, Essex	5.06	Wholly within Green Belt
CFS109	Land East of Four Gables and South of Ongar Road, Highwood, Chelmsford Essex	2.1	Wholly within Green Belt
CFS110	Land West of Red House, Cooksmill Green, Highwood, Chelmsford, Essex	5.3	Wholly within Green Belt
CFS111	Land North of Hawkin Smiths Farmhouse, Wyse Road, Highwood, Chelmsford, Essex	0.57	Wholly within Green Belt
CFS112	Land North West of Mapletree Works, Brook Lane, Galleywood, Chelmsford	4.88	Wholly within Green Belt
CFS113	Land North East of Skeggs Farm, Chelmsford Road, Writtle, Chelmsford, Essex	16.5	Wholly within Green Belt and wholly within Green Wedge
CFS118	Land West of BAE Systems, West Hanningfield Road, Great Baddow	1.57	Wholly within Green Belt
CFS122	Land Northwest of Wheelers Hill Roundabout Wheelers Hill Little Waltham Chelmsford Essex	9.2	Wholly within Green Wedge
CFS123	Land South East of Little Belsteads Back Lane Little Waltham Chelmsford Essex	2.15	Wholly within Green Wedge
CFS124	Land Opposite Mid Essex Gravel Pits Ltd Essex Regiment Way Little Waltham Chelmsford Essex	7.6	Wholly within Green Wedge
CFS126	Brookmans Farm Back Lane Stock Ingatestone CM4 9DD	0.6	Wholly within Green Belt
CFS127	Land South of Brookmans Farm Back Lane Stock Ingatestone	1.8	Wholly within Green Belt
CFS129	Land South of Writtle and North of the A141 Writtle Chelmsford Essex	56.5	Wholly within Green Belt
CFS133	Land South of 720 Galleywood Road, Chelmsford	0.11	Wholly within Green Belt
CFS134	Land South West of Silverwood South Hanningfield Road Rettendon Chelmsford	0.24	Wholly within Green Belt
CFS135	Land north of The Old Coal Yard Little Waltham Chelmsford Essex	0.38	Wholly within Green Wedge
CFS136	Land south of Cob Cottage Church Road West Hanningfield Chelmsford Essex	1.6	Wholly within Green Belt
CFS138	Land East of Hallfield House Back Lane Little Waltham Chelmsford	3.3	Wholly within Green Wedge
CFS140	Land South East of Merefields Main Road Little Waltham Chelmsford Essex	13.7	Wholly within Green Wedge

CFS142	Land North of Lammas Cottage, High Street, Stock	1.22	Wholly within Green Belt
CFS143	Land at Seven Ash Green	9	Wholly within Green Wedge
CFS146	Land East of Bowen House Wheelers Hill Little Watham Chelmsford Essex	1.03	Wholly within Green Wedge
CFS147	Land at and West of 71 School Road Downham Billiricay Essex	7.19	Wholly within Green Belt
CFS149	Land North East of Mole Cottage London Road Chelmsford Essex	0.4	Wholly within Green Belt
CFS150	Land North East of Berwyn Maldon Road Margetting Ingatestone Essex	3.5	Wholly within Green Belt
CFS153	206 and 208 Main Road Broomfield Chelmsford Essex CM1 7AJ	0.4	Wholly within Green Wedge
CFS166	Land West of Hanbury Road, Chelmsford	4.1	Wholly within Green Belt and wholly within Green Wedge
CFS172	Land South East Of Southlands Cottages Runwell Road Runwell Wickford Essex	28.7	Wholly within Green Belt
CFS174	Land West Of Byfield House Stock Road Stock Ingatestone Essex	1.68	Wholly within Green Belt
CFS175	Driving Range And Golf Academy Crondon Park Golf Club Stock Road Stock Ingatestone Essex CM4 9DP	6.01	Wholly within Green Belt
CFS176	Crondon Park Golf Club Barn Stock Road Stock Ingatestone Essex	3.88	Wholly within Green Belt
CFS179	Land South Of Hunters Moon Whites Hill Stock Ingatestone Essex	0.3	Wholly within Green Belt
CFS180	Land Adjacent Newells Slades Lane Galleywood Chelmsford Essex	0.36	Wholly within Green Belt
CFS184	Land North West Of Sundayville Lynfords Drive Runwell Wickford Essex	18.3	Wholly within Green Belt
CFS187	Land North South East and West of Pontlands Park Hotel West Hanningfield Road Great Baddow Chelmsford	30.6	Wholly within Green Belt
CFS191	Land West of 129 Watchouse Road, Galleywood	14.5	Wholly within Green Belt
CFS193	1 Wantz Cottage Ship Road West Hanningfield Chelmsford	0.06	Wholly within Green Belt
CFS194	2 Wantz Cottage Ship Road West Hanningfield Chelmsford	0.07	Wholly within Green Belt
CFS196	Land South of Chelmer Village Way and North of the Chelmer and Blackwater Navigation, Springfield Chelmsford	32.8	Wholly within Green Wedge
CFS198	Barn adjacent the old Off Licence Blasford Hill Little Waltham Chelmsford	0.38	Wholly within Green Wedge
CFS201	Land South West of Writtle College Juicing Plant Lordship Road Writtle	7.3	Wholly within Green Belt and wholly within Green Wedge
CFS202	The Lordship Stud, Writtle College, Back Road, Writtle, Chelmsford	0.71	Wholly within Green Belt

CFS203	Countryside Skills Centre Cow Watering Lane Writtle	6.57	Wholly within Green Belt
CFS205	Runwell Hall Farm Hoe Lane Rettendon Chelmsford	67.5	Wholly within Green Belt
CFS208	Land at Manor Farm Sandford Mill Lane Great Baddow Chelmsford	95	Wholly within Green Wedge
CFS211	Campion Farm, Gutters Lanes, Broomfield, Chelmsford, Essex CM1 7BT	2.49	Wholly within Green Wedge
CFS212	Land adjacent to Champion Farm Saxon Way Broomfield Chelmsford Essex	5.4	Wholly within Green Wedge
CFS213	Land South of Hassenbrook, Victoria Road, Writtle, Chelmsford	10.2	Wholly within Green Belt
CFS214	Land South of Ongar Road and West of Highwood Road, Writtle, Chelmsford	2.94	Wholly within Green Belt
CFS218	Land North of Hilltop, Southend Road, Howe Green, Chelmsford	0.2	Wholly within Green Belt
CFS219	Land North of Cricketers Close, Broomfield, Chelmsford	9.7	Wholly within Green Wedge
CFS220	Land North East of Hands Farm Cottages, Radley Green Road, Highwood	0.38	Wholly within Green Belt
CFS224	Chenwill, Links Drive, Chelmsford	0.06	Wholly within Green Belt
CFS226	Field Rear of Telephone Exchange, Church Street, Great Baddow, Chelmsford	4.88	Wholly within Green Belt
CFS227	Land South West of Rettendon Place Farm, Main Road, Rettendon	10.7	Wholly within Green Belt
CFS228	Land North West of Rettendon Turnpike, Rettendon, Chelmsford	3	Wholly within Green Belt
CFS229	Land East of A130 and North West of Runwell Road, Rettendon	3.23	Wholly within Green Belt
CFS230	Land North West of Hillminster, Hawk Hill, Rettendon, Wickford	2.3	Wholly within Green Belt
CFS231	Land South of Burnham Road, Battlesbridge, Wickford	14.7	Wholly within Green Belt
CFS233	Land South East of Rettendon Place, Main Road, Rettendon, Chelmsford	30.3	Wholly within Green Belt
CFS234	Land North East of Rettendon Turnpike, Rettendon, Chelmsford	9.36	Wholly within Green Belt
CFS235	Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF	0.3	Wholly within Green Wedge
CFS236	Land North West of Sundayville, Lynfords Drive, Runwell, Wickford	18.6	Wholly within Green Belt
CFS237	Meapswood, Park Lane, Ramsden Heath, Billericay, Essex CM11 1NN	0.49	Wholly within Green Belt
CFS238	Parklands West Hanningfield Road, Great Baddow, Chelmsford, Essex CM2 8HR	0.17	Wholly within Green Belt
CFS240	Land between Windsor Road and Oak Road, Downham Road, Ramsden Heath, Billericay	0.38	Wholly within Green Belt
CFS253	Allotment Gardens, Hill Road South, Chelmsford	2.38	Site highly unlikely to be available during the SLAA period
CFS261	Sandford Mill Water Works, Sandford Mill, Springfield, Chelmsford	7.4	Wholly within Green Wedge

CFS265	Galleywood Hall, 279 Beehive Lane, Great Baddow	1.03	Wholly within Green Belt
CFS268	Land between Highview and High House Farm, Woodham Road, Battlesbridge	2.27	Wholly within Green Belt
CFS269	Land between Highview and High House Farm, Woodham Road, Battlesbridge	4.2	Wholly within Green Belt
CFS270	Land South East of High House Farm, Woodham Road, Battlesbridge	8.1	Wholly within Green Belt
CFS271	Land between Highview and High House Farm, Woodham Road, Battlesbridge	1.04	Wholly within Green Belt
CCS55	r/o Ridley Road, Broomfield	0.34	Wholly within Green Wedge
CCS56	Post Office Road, Broomfield	0.8	Wholly within Green Wedge
CCS57	Land r/o 172 Main Road, Broomfield, Chelmsford	0.07	Wholly within Green Wedge
15SLAA4	Land At Margaretting Service Station Main Road Margaretting, Ingatestone, Essex	0.53	Wholly within Green Belt
15SLAA24	Allotment Gardens, Hill Road South, Chelmsford, Essex	2.36	Site highly unlikely to be available during the SLAA period
15SLAA27	Land North Of Avondale ,Castledon Road, Downham, Billericay, Essex	0.1	Wholly within Green Belt
15SLAA30	Land South Of 89 To 143, Galleywood Road, Great Baddow, Chelmsford, Essex	7.94	Wholly within Green Belt
15SLAA35	Hillview, Meadow Lane, Runwell, Wickford, Essex	0.66	Wholly within Green Belt
15SLAA37	Land Adjacent, 112 Brook Lane, Galleywood, Chelmsford	0.8	Wholly within Green Belt
15SLAA38	Land South East Of, 148 Mill Road, Stock, Ingatestone	0.45	Wholly within Green Belt
15SLAA39	Dowsett Farm, Dowsett Lane, Ramsden Heath, Billericay, Essex	5.34	Wholly within Green Belt
15SLAA44	Land Rear Of 22, Downham Road, Ramsden Heath, Billericay, Essex	7.99	Wholly within Green Belt

APPENDIX 6

'Policy-off' SLAA Assessment for Discounted Sites

Council Reference CFS2 **Site Name** The Lordship Stud Writtle College Back Road Writtle Chelmsford

Observations Site in use as residential, small businesses at home, communal housing of elderly and disabled people

SLAA Reference 1

Category: 1

Yield: 39

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Writtle College is in the process of decanting from this site to another part of the College as part of its Estate Strategy of pursuing efficiency and r	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference	CFS5	Site Name	Land adjacent to: 1 Oak Cottages, Chalk Street, Rettendon Common, Near Chelmsford Essex
SLAA Reference	2	Observations	Site is adjacent to RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3)
Category:	1		
Yield:	0		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference CFS14 **Site Name** Sutch and Searle Warehouse Highwood Road Writtle Chelmsford

Observations Level site. Footpath FP 68WRT runs to the south of the site. Site falls within buffer zone of SSSI - Newney Green Pit and sites falls wholly within gas pipeline buffer zone

SLAA Reference 9

Category: 2

Yield: 0

Density: 35
(per ha)

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

Suitability Criteria

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

Availability Criteria

Availability Details	2: Established single uses
Business within existing warehouse needs to be relocated	
Other Availability Considerations	

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential). Constraints present on site have lowered score to 'moderate'.

Council Reference CFS17 **Site Name** Argents Nursery Highwood Road Edney Common Chelmsford Essex

Observations Site falls within buffer zone of SSSI - Newney Green Pit. Also adjacent to Grade II listed Green Man Public House 11/986

SLAA Reference 12

Category: 2

Yield: 8

Density: 30
(per ha)

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	0: Treatment expected to be required on the majority of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Adjacent to Grade II listed Green Man Public House 11/986 Site is potentially suitable but faces some constraints

Availability Criteria

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

Other Availability Considerations

Achievability

Achievability Details 2: Moderate achievability (cannot be used in first five years)

Site most closely reflects Typology 11 for density and Typology 9 for size and gross to net ratio. However, moderate achievability given in this case due to the fact that 90% of the site is within a hazardous substance zone.

Council Reference	CFS20	Site Name Land East of Barn Mead Galleywood Chelmsford Essex
SLAA Reference	15	Observations Public footpath FP 28GAL runs along northern boundary. Site is in view of grade II listed Seabrights Barn
Category:	1	
Yield:	17	
Density: (per ha)	35	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Council Reference - **CFS22** **Site Name** Longcroft Maldon Road Margaretting Ingatestone Essex

Observations

SLAA Reference 17

Category: 2

Yield: 10

Density: 30
(per ha)

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

Suitability Criteria

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

Availability Criteria

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

Other Availability Considerations

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference CFS23 **Site Name** Land South of Petton Stock Road Stock Ingatestone Essex

Observations TPO/2012/006 runs adjacent to the site

SLAA Reference 18

Category: 1

Yield: 72

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Multiple landowners, however seem to be in agreement to bring forward the site	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference CFS25 **Site Name** Land South West of 21 Seven Ash Green Chelmsford

Observations Former mineral extraction pit, with banks to its perimeter and the base of which is flat and sits considerably lower in the landscape than surrounding land.

SLAA Reference 20

Category: 2

Yield: 19

Density: 35
(per ha)

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

Suitability Criteria

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

Availability Criteria

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

Other Availability Considerations

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential) as it falls within the outer fringe of Chelmsford in the green gap where suburban housing is present.

Council Reference	CFS30	Site Name Land South East of Cherry Tree Cottages Stock Road Stock Ingatestone Essex
SLAA Reference	25	Observations Site is close to Grade II listed Greenwoods Estate on the opposite side of the road. Part of the site is within as well as adjacent to the Stock conservation area.
Category:	1	
Yield:	123	
Density: (per ha)	35	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference CFS31 **Site Name** Land West of Hands Farm Radley Green Road Highwood Ingatestone Essex

Observations

SLAA Reference 26

Category: 2

Yield: 12

Density: 30
(per ha)

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

Suitability Criteria

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

Availability Criteria

Availability Details	1: Established multiple uses
Current light industrial/storage to be relocated to owners other premises at Radley Green Farm (approximately 1/2 mile distance).	
Other Availability Considerations	Existing occupiers need relocating
	Site is potentially available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference CFS33 **Site Name** Land North West of 71 School Road Downham Billericay Essex

Observations Site currently in existing employment uses. Key constraints: flood risk and Grade II listed building. Site falls within buffer zone of SSSI - Hanningfield Reservoir. Site is in view of Grade II listed The Cottages Allens Farm 128 Downham Road

SLAA Reference 27

Category: 3

Yield: 20

Density: 30
(per ha)

Site faces significant suitability constraints

Site faces some availability constraints

Site faces some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	3: Site partially within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	0: Over 50% of site area is within Flood Zone 3a
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	1: Established multiple uses
Existing use needs to vacate the site.	
Other Availability Considerations	Owner has indicated that they are able to offer alternative site to existing occupiers
	Site is potentially available

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference	CFS34	Site Name Land Rear of Rettendon Lodge Hayes Chase Battlesbridge Wickford Essex
SLAA Reference	28	Observations Site falls within buffer zone of: SSSI - Crouch & Roach Estuaries. RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3)
Category:	1	
Yield:	88	
Density: (per ha)	30	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference	CFS35	Site Name Land South West of Hillcroft Marigold Lane Stock Ingatestone Essex
SLAA Reference	29	Observations Footpaths FP 265TK runs alongside and inside boundary on north east side of site. FP335TK and FP325TK end opposite the site on west boundary. Site falls within buffer zone of SSSI - Hanningfield Reservoir, SSSI - Norsey Wood
Category:	1	
Yield:	159	
Density: (per ha)	35	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference CFS38 **Site Name** Land at Thrift Farm Moulsham Thrift Chelmsford Essex

Observations Footpath FP 34CFD runs across part of the south west section of the site

SLAA Reference 32

Category: 1

Yield: 489

Density: 40
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Other Availability Considerations

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

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

Council Reference CFS40 **Site Name** Street Record Windsor Road Downham Billericay Essex

Observations Bridleway BW 575HF runs adjacent to the eastern boundary. Site falls within buffer zone of SSSI - Hanningfield Reservoir

SLAA Reference 34

Category: 2

Yield: 43

Density: 35
(per ha)

Site performs well against suitability criteria

Site performs well against availability criteria

Site faces some achievability constraints

Suitability Criteria

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

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Subject to relocation of existing uses	
Other Availability Considerations	

Achievability

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

Council Reference CFS41 **Site Name** Land North of Chickdene Farm Windsor Road Downham Billericay Essex

Observations

SLAA Reference 35

Category: 1

Yield: 26

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Other Availability Considerations

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference CFS42 **Site Name** New Barnes Farm Ingatestone Road Highwood Chelmsford Essex

Observations Site has a number of low intensity storage buildings equating to 1688 sq m

SLAA Reference 36

Category: 1

Yield: 8

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Other Availability Considerations

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

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

Council Reference CFS45 **Site Name** Larmar Engineering CO Ltd Main Road Margaretting Ingatestone Essex

Observations Site is an undeveloped field next to owners business and bordering Margaretting Village envelope boundary. Footpath FP 19MAR adjacent to site and FP 18MAR on land opposite the site. Tree preservation orders within and adjacent to site - 6 oak and ash trees. Opposite grade II listed building ref 12/385 and adjacent to conservation area.

SLAA Reference 39

Category: 1

Yield: 33

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Other Suitability Considerations

Availability Criteria

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

Other Availability Considerations

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference CFS53 **Site Name** Land east of Main Road, Broomfield, Chelmsford, Essex

Observations Footpath FP 42LTW runs adjacent to Northern boundary of site. Numerous trees; large protected area adjacent to the East of site, TPO number: TPO/2006/017. Eastern edge of site falls within buffer zone of Local Wildlife Site: CH76. Essex Wildlife Trust Nature Reserve OBJE

SLAA Reference 47

Category: 1

Yield: 247

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary
Other Suitability Considerations	Whilst part of the site falls within flood zones 2 and 3, a significant part of the developable area is within flood zone 1. Site is highly suitable

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference	CFS61	Site Name Area surrounding Runwell Hospital North of Runwell Road Runwell Wickford Essex
SLAA Reference	55	Observations Footpath FP 10RUN runs along west boundary of part of the site. A number of TPOs present on site (refs: TPO/2002/092, TPO/2008/064, TPO/2008/100, TPO/2008/068, TPO/2008/070, TPO/2008/066, TPO/2008/065, TPO/2009/036, TPO/03/027, TPO/2009/037, TPO/1971/016 TPO/2007/163). Gorse Wood LoWs to the Northern boundary. RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). Public Open Space adjacent to eastern boundary.
Category:	1	
Yield:	683	
Density: (per ha)	40	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)

Council Reference CFS62 **Site Name** Land North of Cricketers Close, Broomfield, Chelmsford

SLAA Reference 56

Category: 2

Yield: 221

Density: 35
(per ha)

Observations Footpath FP 42LTW runs adjacent to Northern boundary of site. Large protected tree area adjacent to the East of site, TPO number: TPO/2006/017. Eastern edge of site adjacent to Local Wildlife Site: CH76. Archaeological Site ARCSIT/1880 within site. Grade II listed property adjacent to the site: CBC/00281. Broomfield Conservation Area opposite Western edge of site.

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

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference CFS63 **Site Name** Land East and West of Beehive Lane, Great Baddow, Chelmsford, Essex

Observations Relatively flat site. Public footpath is located approximately 50m south of the site along the northern boundary of Chelmer Park. Along Northern boundary of Eastern site: TPO/1987/019 and TPO/2004/007. The existing Lathcoats Farmhouse located to the west

SLAA Reference 57

Category: 1

Yield: 454

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

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

Availability Criteria

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

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential). However density reduced to 35dph to reflect other rural village location

Council Reference	CFS64	Site Name Field at Junction of Main Road and Hoe Lane, Rettendon, Chelmsford, Essex
SLAA Reference	58	Observations Generally level site. Footpath FP 16RET runs to Eastern boundary of site. Tree preservation order TPO/2006/080 adjacent to Southern border of site. Site is also within buffer zone of RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3).
Category:	2	
Yield:	280	
Density: (per ha)	30	

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

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	0: In complex/multiple ownership or subject to ransom strip
Neogtiations taking place on acquiring all freeholds on the site	
Other Availability Considerations	
	Site is potentially available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference CFS66 **Site Name** Land At Runwell House, Runwell Road, Runwell, Wickford, Essex

Observations TPO/2002/031 and TPO/1982/009 opposite site. In buffer zone of RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). Grade II listed building CBC/00809 opposite site. Archaeological Site ARCSIT/2000 adjacent to site.

SLAA Reference 60

Category: 1

Yield: 10

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Assumed willing landowner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Council Reference CFS67 **Site Name** Allotment Gardens, Runwell Road, Runwell, Wickford, Essex

SLAA Reference 61

Category: 1

Yield: 169

Density: 35
(per ha)

Observations Tree Preservation Orders TPO/2002/031 and TPO/1982/009 adjacent to site. Site contains Open Space OBJECTID: 90. Within buffer zone of RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). Footpath FP 7RUN terminates opposite the site. Grade II listed properties CBC/00809 and CBC/00801 and Grade I listed property CBC/00808 adjacent to site.

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	3: Site partially within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference	CFS69	Site Name Bromley Lodge, Tileworks Lane, Rettendon Common, Chelmsford, Essex
SLAA Reference	63	Observations Level site. Site falls within buffer zone of SSSI - Hanningfield Reservoir. RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3)
Category:	1	
Yield:	22	
Density: (per ha)	30	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference CFS70 **Site Name** Land At Green Lane, Roxwell, Chelmsford, Essex

Observations Level site. Footpath FP 69ROX runs along Western boundary of the site. Tree Preservation Orders TPO/2007/009, TPO/2007/008, TPO/2007/005, TPO/2007/006, TPO/1961/015 within and adjacent to site. Within buffer zone of SSSI - Newney Green Pit.

SLAA Reference 64

Category: 2

Yield: 23

Density: 30
(per ha)

Site faces some suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference CFS71 **Site Name** Land East of Rignals Lane, Galleywood, Chelmsford, Essex

Observations Footpath FP 35GAL runs along Southern boundary of the site.

SLAA Reference 65

Category: 1

Yield: 385

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference	CFS72	Site Name	Land North of the Weir and West of Brook Hill, Little Waltham, Chelmsford
SLAA Reference	66	Observations	Public footpath running SE-NW across the site, as well as along southeastern and northwestern borders. FP 23LTW and 24LTW running through site. FP 59LTW running along Southern boundary. Site is wholly within Chelmsford Green Wedge and adjacent to a Local Wildlife Site situated to the West of the site. Local Wildlife Site CH67 covers Western portion of the site. Tree Preservation Orders TPO/1989/019 and TPO/2006/057 adjacent to site. Site is within the Little Waltham Conservation Area
Category:	1		
Yield:	23		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference CFS84 **Site Name** Land East of Two Wishes, Lynfords Drive, Runwell, Wickford, Essex

Observations Level site. Adjacent to site: TPO/2006/072, TPO/2002/092, TPO/1997/014, TPO/03/027. Also falls within buffer zone for RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3).

SLAA Reference 78

Category: 3

Yield: 0

Density: 35
(per ha)

Site faces significant suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Site falls wholly within gas pipeline buffer zone. Site faces significant suitability constraints

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector
 Site identified through submission process - therefore assume willing owner

Other Availability Considerations
 Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential).

Council Reference CFS85 **Site Name** Land North of Green Acres, Runwell Chase, Runwell, Wickford, Essex

Observations Level site. 0.16ha falls within as pipeline buffer zone.

SLAA Reference 79

Category: 1

Yield: 15

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Council Reference CFS86 **Site Name** Land At Green Acres, Runwell Chase, Runwell, Wickford, Essex

Observations Level site.

SLAA Reference 80

Category: 1

Yield: 9

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	0: Site within 200m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Willing owner - existing dwellinghouse will be vacated prior to any redevelopment	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Council Reference CFS87 **Site Name** The Anchorage, Runwell Chase, Runwell, Wickford, Essex

Observations Level site.

SLAA Reference 81

Category: 1

Yield: 18

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Council Reference	CFS89	Site Name Land North West of Greenacres, Runwell Chase, Runwell, Wickford, Essex
SLAA Reference	83	Observations Level site.
Category:	1	
Yield:	40	
Density: (per ha)	35	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference CFS92 **Site Name** Land South of 4 Glenside Parsonage Lane, Margaretting, Ingatestone, Essex

Observations Generally flat site. Site adjacent to Margaretting Conservation Area, on eastern border.

SLAA Reference 86

Category: 1

Yield: 70

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference	CFS95	Site Name Wood Farm, Stock Road, Galleywood, Chelmsford, Essex
SLAA Reference	89	Observations PROW 299_79: From Stock Road leading south-westwards along the access track for Wood Farm, past FP81. Then north-westwards across the Common, past BR80 and FP47 to London Hill. Width is 3mt. PROW 299_80: From Margareting Road leading north-eastwards across the strip of Common to meet FP46. Then passing into the field and continuing north-eastwards and then south-eastwards around the northern side of the field. PROW 299_81: From BR79 leading southwards across Galleywood Common to the A12, west of the Stock interchange. PROW 215_55: From Margareting Road leading south-eastwards beside the northern boundary of the A12, width unspecified. FP 55CFD, 46GAL run along Western edge of site. Bridleway 80GAL runs along Western and Northern boundaries of site. FP 81GAL runs alongside Eastern boundary of site. Local wildlife: Priority Habitat Inventory - Deciduous Woodland (England). Local Wildlife Site: CH61 adjacent to Eastern and Northern boundaries of site; CH60 adjacent to South of site. Galleywood Common Local Nature Reserve adjacent to East, North and West of site.
Category:	2	
Yield:	700	
Density: (per ha)	40	

Site faces some suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential).

Council Reference	CFS96	Site Name Land South East of Glebe Farm, Stock Road, Galleywood, Chelmsford, Essex
SLAA Reference	90	Observations Generally level site. Footpaths: PROW 299_50: From the road on Galleywood Common west of Glebe Farm in an easterly, north-easterly and south-easterly direction to the parish boundary near Five Trees. FP 50GAL runs along Eastern boundary of site. FP 54GAL runs to Eastern boundary of site. Local Wildlife Site: CH61 adjacent to West of site. Galleywood Common Local Nature Reserve adjacent to West of site.
Category:	1	
Yield:	440	
Density: (per ha)	35	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Majority of site not subject to the constraints / or they can be satisfactorily mitigated given the size of the site. Site is highly suitable

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference CFS97 **Site Name** Land South of A12 and East of Stock Road, Galleywood, Chelmsford, Essex

Observations Level site. Tree Preservation Order TPO/2006/022 adjacent to Western boundary of site. Local Wildlife Site CH65 and CH60 within 100m of site. Galleywood Common Local Nature Reserve Adjacent to Western boundary of site.

SLAA Reference 91

Category: 2

Yield: 131

Density: 35 (per ha)

Site faces some suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints 5: No known constraints to achieving a suitable access

Bad Neighbour Constraints 3: Site has bad neighbours with potential for mitigation

Ground Condition Constraints 5: Treatment not expected to be required

Mineral Constraints 5: Site does not fall within an identified Mineral Safeguarding Area

Impact on Areas of Defined Open Space 5: Site not within an area defined as Public Open Space or 'Other' Green Space

Impact on Locally Protected Natural Features 3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt

Flood Risk Constraints 5: Site is within flood zone 1

AQMA Constraints 5: Site not within 800m of an AQMA

Suitability of Location Constraints 0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential).

Council Reference CFS101 **Site Name** Land North West of Park and Ride Terminus Woodhill Road Sandon Chelmsford Essex

Observations Public Footpath 4SAN crosses the site north/south. Some archaeology present - Site ARCSIT/1430

SLAA Reference 95

Category: 2

Yield: 227

Density: 30
(per ha)

Site faces some suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Other Availability Considerations

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference CFS108 **Site Name** Land West of the Green Man and North of Highwood Road, Edney Common, Chelmsford, Essex

Observations Site falls within buffer zone of SSSI - Newney Green Pit. Properties adjacent to the site are listed. Montagues Farmhouse. Grade II listed property. ID number: 1122068 The Old Vicarage. Grade II listed property. ID number: 1172156 Green Man Public House. Grade II listed property. ID number: 1264308. Grade II listed properties CBC/00632 and CBC/00631 adjacent to site.

SLAA Reference 102

Category: 1

Yield: 53

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference CFS109 **Site Name** Land East of Four Gables and South of Ongar Road, Highwood, Chelmsford Essex

Observations Site falls within buffer zone of SSSI - Newney Green Pit.

SLAA Reference 103

Category: 1

Yield: 47

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference CFS110 **Site Name** Land West of Red House, Cooksmill Green, Highwood, Chelmsford, Essex

Observations Site falls within buffer zone of SSSI - Newney Green Pit. Grade II listed building CBC/000803 adjacent to East of site.

SLAA Reference 104

Category: 1

Yield: 111

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference CFS111 **Site Name** Land North of Hawkin Smiths Farmhouse, Wyse Road, Highwood, Chelmsford, Essex

Observations Footpath FP 4HGW runs along Northern boundary of site.

SLAA Reference 105

Category: 1

Yield: 14

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference	CFS112	Site Name Land North West of Mapletree Works, Brook Lane, Galleywood, Chelmsford
SLAA Reference	106	Observations Level site. Footpaths include: PROW 299_29: From the road south of Little Seabrights in a south-westerly direction to the road west of Willow Cottage. Bridleway 39GAL runs along Western edge of site.
Category:	1	
Yield:	120	
Density: (per ha)	35	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Site Assessment Details DISCOUNTED SITE

Council Reference CFS113

Site Name Land North East of Skeggs Farm, Chelmsford Road, Writtle, Chelmsford, Essex

SLAA Reference 107

Category: 2

Yield: 404

Density: 35
(per ha)

Observations Writtle footpath 30 enters the site from the farm access road east of Writtle Bridge and continues in a north-easterly direction. Approximately 150m into the site, the footpath connects with Writtle footpath 31 which continues east for 200m, before turning north for 130m, and then east again for 320m to join Hatfield Grove on the eastern edge of the built up area of Chelmsford. From where it connects with footpath 31, footpath 30 continues across the site in a north-easterly direction to the parish boundary where it continues in the Borough of Chelmsford as footpath 43. FP 30WRT runs along Northern boundary of site. FP 31WRT cuts through the Southern section of the site. Tree Preservation Order TPO/2008/054 within Southern section of site. Site completely within River Can/Wid Green Wedge. Site falls within 'final stage sand and gravel' buffer zone.

- Site faces some suitability constraints
- Site faces some availability constraints
- Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	0: Achieving a suitable access is likely to be subject to major constraints
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Additional land required to achieve an access to the site.
Site is potentially available	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential).

Council Reference CFS118 **Site Name** Land West of BAE Systems, West Hanningfield Road, Great Baddow

Observations The site is located within the Metropolitan Green Belt. However, it abuts: the designated Urban Area, including residential units off Heycroft Way and The Westerings to the north; and, an allocated Employment Area, comprising the BAE Systems Advanced Technology Centre site (the BAE site) to the east.

SLAA Reference 112

Category: 2

Yield: 35

Density: 30
(per ha)

Site performs well against suitability criteria
 Site faces some availability constraints
 Site faces some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Existing uses relocated or site phasing required to bring forward development.
	Site is potentially available

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio. However noise nuisance impacts achievability.

Council Reference CFS122 **Site Name** Land Northwest of Wheelers Hill Roundabout Wheelers Hill Little Waltham Chelmsford Essex

Observations Public Bridleway 55LTW adjoining site on southern boundary on Wheelers Hill. Group of Grade II listed buildings around church within Conservation Area to south west of site. Site falls within a 'final stage sand and gravel' buffer zone.

SLAA Reference 116

Category: 1

Yield: 194

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference CFS123 **Site Name** Land South East of Little Belsteads Back Lane Little Waltham Chelmsford Essex

SLAA Reference 117

Category: 3

Yield: 0

Density: 30
(per ha)

Observations Site proposed for Open Space/ Sports Provision. Public Footpath 39LTW Short section of public footpath along southern boundary of site. Site falls within permitted active sand and gravel area - though this area has been discounted and is not included in the net developable area.

Site faces significant suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Site is area of open space and is proposed for recreational uses
	Site faces significant suitability constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference	CFS124	Site Name	Land Opposite Mid Essex Gravel Pits Ltd Essex Regiment Way Little Waltham Chelmsford Essex
SLAA Reference	118	Observations	Site proposed for Open Space/ Sports Provision. Public Footpath 37BRF through site and along western boundary. Adjacent to Essex Wildlife Trust Nature Reserve, Newland Grove, and the site is a wildlife site. Also situated within the Green Wedge. Group TPO/2006/017 covers the site.
Category:	3		
Yield:	0		
Density: (per ha)	35		

Site faces significant suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	2: 10% - 25% of site area is within Flood Zone 3a
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Group TPO covers all the site.
	Site faces significant suitability constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential).

Council Reference CFS126 **Site Name** Brookmans Farm Back Lane Stock Ingatestone

Observations Level site. Public Footpath 355TK to south of site.

SLAA Reference 120

Category: 1

Yield: 13

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Council Reference CFS127 **Site Name** Land South of Brookmans Farm Back Lane Stock Ingatestone

Observations Level site. Public footpaths 35STK and 37STK along southern and western border.

SLAA Reference 121

Category: 1

Yield: 47

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference CFS129 **Site Name** Land South of Writtle and North of the A141 Writtle Chelmsford Essex

Observations Public Footpath 70WRT runs north-south across Area A from Lodge Road to A414. Local Wildlife Site: Hylands Park LoW opposite SE corner of area B. East half of B and all of C in Green Wedge. Site falls within buffer zone of SSSI - Newney Green Pit. Area B lies in close proximity to an access drive to Hylands Park (Grade II*)

SLAA Reference 123

Category: 1

Yield: 1122

Density: 40
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	Only small area within Flood Zone 2 - developable area proposed is within Flood Zone 1.
	Site is highly suitable

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential)

Council Reference CFS133 **Site Name** Land South of 720 Galleywood Road, Chelmsford

Observations Level site.

SLAA Reference 127

Category: 1

Yield: 3

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential) as it falls within the outer fringe of Chelmsford in the green gap where suburban housing is present.

Council Reference	CFS134	Site Name	Land South West of Silverwood South Hanningfield Road Rettendon Chelmsford
SLAA Reference	128	Observations	Bridleway 40RET running on eastern boundary. Public Footpath 6RET to north of site. Site falls within buffer zone of SSSI - Hanningfield Reservoir, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3).
Category:	1		
Yield:	6		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference CFS135 **Site Name** Land north of The Old Coal Yard Little Waltham Chelmsford Essex

Observations Site promoted for B1 use. Bridleway 18 BRF close to south of site. Bridleway 38BRF adjacent to west. Opposite Mill House Cottages Grade II Listed. Falls within 'final stage sand and gravel' buffer zone.

SLAA Reference 129

Category: 3

Yield: 0

Density: 35 (per ha)

Site performs well against suitability criteria
 Site performs well against availability criteria
 Site faces significant achievability constraints

Suitability Criteria

Access Infrastructure Constraints 5: No known constraints to achieving a suitable access

Bad Neighbour Constraints 5: Site has no bad neighbours

Ground Condition Constraints 3: Treatment expected to be required on part of the site

Mineral Constraints 5: Site does not fall within an identified Mineral Safeguarding Area

Impact on Areas of Defined Open Space 5: Site not within an area defined as Public Open Space or 'Other' Green Space

Impact on Locally Protected Natural Features 5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt

Flood Risk Constraints 5: Site is within flood zone 1

AQMA Constraints 5: Site not within 800m of an AQMA

Suitability of Location Constraints 0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector
 Site identified through submission process - therefore assume willing owner

Other Availability Considerations
 Site is available

Achievability

Achievability Details 1: Poor achievability (cannot be used in first ten years)

Site most closely reflects Typology 15 - small, greenfield, District Wide (Managed workspace only)

Council Reference	CFS136	Site Name	Land south of Cob Cottage Church Road West Hanningfield Chelmsford Essex
SLAA Reference	130	Observations	Public footpath 35WHF along western border of the site. Public footpath 24WHF to north of site. Site falls within buffer zone of SSSI- Hanningfield Reservoir. Site opposite Grade II Listed Church House.
Category:	1		
Yield:	36		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference CFS138 **Site Name** Land East of Hallfield House Back Lane Little Waltham Chelmsford

Observations Level site. Public footpath 34LTW crosses south west corner of site. Northwestern corner of the site adjoins Little Waltham conservation area. This corner is also the other side of Back Lane to Grade II Listed Little Waltham Hall.

SLAA Reference 132

Category: 1

Yield: 45

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference CFS140 **Site Name** Land South East of Merefields Main Road Little Waltham Chelmsford Essex

Observations Public Footpath 25LTW along northern boundary and 28LTW running north/south across the site. Tree preservation order TPO/2005/018 adjacent to north east corner of site. Group of Listed Buildings to south of site on Blasford Hill. Site falls within the 'final stage sand and gravel' buffer zone.

SLAA Reference 134

Category: 1

Yield: 245

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	3: Site partially within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference CFS142 **Site Name** Land North of Lammas Cottage, High Street, Stock

Observations The site lies within the Metropolitan Green Belt. TPO/2001/068 protects trees on south western boundary.

SLAA Reference 136

Category: 1

Yield: 30

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference CFS143 **Site Name** Land to the West of Seven Ash Green, Chelmsford

Observations Protected trees TPO/1983/035 TPO/2012/003 on north west boundary. Adjoins Essex Wildlife Trust Wildlife Site. Falls within Seven Ash Green Conservation Area. Within buffer zone of RAMSAR / SPA zone.

SLAA Reference 137

Category: 2

Yield: 176

Density: 35
(per ha)

Site faces some suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	0: Site within 200m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) as it falls within the outer fringe of Chelmsford where suburban housing is present.

Council Reference CFS146 **Site Name** Land East of Bowen House Wheelers Hill Little Watham Chelmsford Essex

Observations Level site. Public Footpath 55LTWadjacent ot northern boundary. Site falls within 'final stage sand and gravel' buffer zone.

SLAA Reference 140

Category: 1

Yield: 23

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Constraints only affect a small proportion of the site and are therefore likely to be able to be mitigated.
	Site is highly suitable

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference CFS147 **Site Name** Land at and West of 71 School Road Downham Billericay Essex

Observations Protected trees on northern boundary TPO/2005/030 . Grade II Listed cottages adjacent to north east corner of site.

SLAA Reference 141

Category: 1

Yield: 151

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Constraints only affect a relatively small proportion of the overall site area
	Site is highly suitable

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference CFS149 **Site Name** Land North East of Mole Cottage London Road Chelmsford Essex

Observations Site proposed for B1 employment use. Level site. Hylands House and Park is opposite the site although this is across the dual carriageway.

SLAA Reference 143

Category: 2

Yield: 0

Density: 30
(per ha)

Site performs well against suitability criteria

Site performs well against availability criteria

Site faces some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 14 - small, brownfield, Central Chelmsford (B1 Office use only) and Typology 15 - small, greenfield, District Wide (Managed workspace only)

Council Reference CFS150 **Site Name** Land North East of Berwyn Maldon Road Margetting Ingatestone Essex

Observations Public Footpath 20MAR runs along southern boundary. Protected trees in north west portion of site TPO/2004/043. Adjacent protected trees TPO/2004/044. Grade II listed The Limes opposite the site.

SLAA Reference 144

Category: 1

Yield: 79

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference CFS153 **Site Name** 206 and 208 Main Road Broomfield Chelmsford Essex

Observations Site proposed for employment uses. Protected trees TPO/2001/055 on site. Grade II Listed Brooklands adjacent to site to south. Local listing to east.

SLAA Reference 147

Category: 3

Yield: 0

Density: 35
(per ha)

Site faces some suitability constraints
 Site performs well against availability criteria
 Site faces significant achievability constraints

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	3: Site partially within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 1: Poor achievability (cannot be used in first ten years)

Site most closely reflects Typology 15 - small, greenfield, District Wide (Managed workspace only)

Council Reference	CFS154	Site Name Land East of Broomfield Library 180 Main Road Broomfield Chelmsford Essex
SLAA Reference	148	Observations Level site. Public Footpath 17BRF along southern boundary. Protected trees TPO/2001/055 on site. Grade II Listed Brooklands to north
Category:	1	
Yield:	12	
Density: (per ha)	35	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Council Reference CFS166 **Site Name** Land West of Hanbury Road, Chelmsford

Observations Site proposed for employment uses given its position adjacent to an existing industrial estate.

SLAA Reference 160

Category: 3

Yield: 0

Density: 35
(per ha)

Site faces significant suitability constraints
 Site performs well against availability criteria
 Site faces some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Bad neighbour for residential development
	Site faces significant suitability constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 15 - small, greenfield, District Wide (Managed workspace only), 16 medium, greenfield, District Wide (B2 - General Industry only) and 17 medium, greenfield, District Wide (B8 - Storage or Distribution only)

Council Reference	CFS172	Site Name	Land South East Of Southlands Cottages, Runwell Road, Runwell, Wickford, Essex
SLAA Reference	164	Observations	(Also falls within Runswell parish) Footpath 23 RET runs through the site from east to west. Site falls within the buffer zone for SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). One small type 4 area of potential contamination at the western edge of the site.
Category:	2		
Yield:	525		
Density: (per ha)	35		

Site faces some suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential). However density reduced to 35dph to reflect other rural village location.

Council Reference CFS174 **Site Name** Land West Of Byfield House, Stock Road, Stock, Ingatestone, Essex

Observations TPO 2015/003 adjacent to site.

SLAA Reference 166

Category: 1

Yield: 44

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Site is highly suitable

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference CFS175 **Site Name** Driving Range And Golf Academy, Crondon Park Golf Club, Stock Road, Stock, Ingatestone, Essex

Observations

SLAA Reference 167

Category: 1

Yield: 147

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential).

Council Reference CFS176 **Site Name** Crondon Park Golf Club Barn, Stock Road, Stock, Ingatestone, Essex

Observations Listed barn CBC00865 within site, listed house to south CBC 00866.

SLAA Reference 168

Category: 2

Yield: 102

Density: 35
(per ha)

Site faces some suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	0: Site has bad neighbours with no potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Consideration of heritage assets.
	Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference	CFS179	Site Name	Land South Of Hunters Moon, Whites Hill, Stock, Ingatestone, Essex
SLAA Reference	171	Observations	Footpath 235TK on southern boundary and STK on opposite side of road. Site falls within buffer zone for SSSI - Hanningfield Reservoir. CBC/00917 Grade II building to south west of the site.
Category:	1		
Yield:	8		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Council Reference CFS180
Site Name Land Adjacent Newells
 Slades Lane, Galleywood, Chelmsford, Essex
Observations Level site. No obvious constraints.

SLAA Reference 172

Category: 1

Yield: 10

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector
 Site identified through submission process - therefore assume willing owner
 Other Availability Considerations
 Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Council Reference CFS184 **Site Name** Land North West Of Sundayville, Lynfords Drive, Runwell, Wickford, Essex

Observations Generally level site. Footpath 10 is present on the edge of the site running from north to south.

SLAA Reference 176

Category: 1

Yield: 314

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference	CFS187	Site Name	Land North South East and West of Pontlands Park Hotel, West Hanningfield Road, Great Baddow, Chelmsford
SLAA Reference	179	Observations	Footpath FP 64GBD crosses the western section of the site. TPO/2012/016 on eastern boundary adjacent to the site and various trees under TPO/2005/026 on adjacent boundary to Pontlands. Site is in view of Grade II listed Pitt Place, Church Street. Potential archaeology as site identified close to the boundary at Pontlands Park. Site falls within gas pipeline and buffer zone. Also falls within 'permitted active sand and gravel' buffer zone.
Category:	1		
Yield:	448		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential). However density reduced to 35dph to reflect other rural village location

Council Reference CFS191 **Site Name** Land West of 129 Watchouse Road, Galleywood

Observations Footpath 33GAL runs across the site from Beehive Lane to the north to Watchouse Road to the south. Footpath 28GAL runs across the fields to the east of the site and stops at the Watchouse. A protected tree adjacent to the site potentially affected by development is a cedar tree in the front garden of 171 Watchouse Road, TPO/2001/095. New Found Out is a Grade II listed cottage on Watchouse Road to the south east of the site (CBC/00523) and Pipers Cottage and Galleyend on Piper Tye on the other side of Watchouse

SLAA Reference 183

Category: 1

Yield: 338

Density: 35 (per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference CFS193 **Site Name** 1 Wantz Cottage Ship Road West Hanningfield Chelmsford

Observations Site falls within buffer zone of SSSI - Hanningfield Reservoir. Little Barns CBC/00922 is a Grade II listed building located immediately to the west of 1 Wantz Cottage.

SLAA Reference 185

Category: 1

Yield: 1

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference CFS194 **Site Name** 2 Wantz Cottage Ship Road West Hanningfield Chelmsford

Observations Public footpath 16WHF connects Ship Road and Lower Stock Road and runs adjacent to the site. Little Barns CBC/00922 is a Grade II listed building located immediately to the west of 1 Wantz Cottage.

SLAA Reference 186

Category: 1

Yield: 2

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference	CFS196	Site Name	Land South of Chelmer Village Way and North of the Chelmer and Blackwater Navigation, Springfield Chelmsford
SLAA Reference	188	Observations	The following fall within or close to the site: PROW 220_70, PROW 220_71, PROW 220_60, PROW 234_41, PROW 234_40, PROW. Part of Local Wildlife Site: Chelmsford Watermeadows. Green Wedge: River Chelmer/Blackwater Navigation East Green Wedge. Barnes Farmhouse Grade II listed: CBC/00319, Barn at E edge of yard to Barnes Farmhouse Grade II listed: CBC00/322, Barnes Mill House Grade II listed CBC/00322, Barnes Mill Lock Grade II listed: CBC/00527, Pease Hall Grade II listed: CBC/00855, Prentices Farm Grade II listed: CBC/00859, Brook end Bridge Grade II listed: CBC/00849. All the above are located within close proximity of the site. Sandford Lock, also Grade II listed: CBC/00850 is located 200 m east of the eastern parcel. Site lies within the Chelmer and Blackwater Navigation Conservation Area. Site falls within has pipeline area and buffer and 'final stage sand and gravel' buffer zone.
Category:	2		
Yield:	360		
Density: (per ha)	35		

Site faces some suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	3: Site 200m - 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential). However density reduced to 35dph to reflect other rural village location.

Site Assessment Details DISCOUNTED SITE

Council Reference CFS198 **Site Name** Barn adjacent the old Off Licence Blasford Hill Little Waltham Chelmsford

Observations Two trees protected by TP/2001/32 in the garden of The Old Beer house immediately to the south, one is an ash tree close to the boundary. Glenmore & Thorleys Cottage: Grade II Listed Cottages to north of site. List ID number: 1172635, Ref CBC/00712. Laburnum Cottage & Old Off Licence to the south, Grade II listed CBC/00713. Runnymede Cottage Grade II listed CBC/00714 other side of Blasford Hill and Runnymede House Grade II listed CBC/00733 to the north of Runnymede Cottage. Five further Grade II listed buildings immediately to the north of those listed on both sides of the road including Foxes and Maltings CBC/00715, Foxes Farmhouse CBC/00710, Thorleys Maltings CBC/007111 and House N of Thorleys Farm, Tudor Cottage/The Old Ale House, Blasford Hill, Main Road. Site falls within 'final stage sand and gravel' buffer zone.

SLAA Reference 190

Category: 3

Yield: 9

Density: 30 (per ha)

Site faces significant suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints 5: No known constraints to achieving a suitable access

Bad Neighbour Constraints 5: Site has no bad neighbours

Ground Condition Constraints 5: Treatment not expected to be required

Mineral Constraints 5: Site does not fall within an identified Mineral Safeguarding Area

Impact on Areas of Defined Open Space 5: Site not within an area defined as Public Open Space or 'Other' Green Space

Impact on Locally Protected Natural Features 5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt

Flood Risk Constraints 5: Site is within flood zone 1

AQMA Constraints 5: Site not within 800m of an AQMA

Suitability of Location Constraints 0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside

Other Suitability Considerations Sensitivities due to presence of multiple listed buildings close to the site.

Site faces significant suitability constraints

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential).

Council Reference	CFS201	Site Name Land South West of Writtle College Juicing Plant Lordship Road Writtle
SLAA Reference	193	Observations Cycle route 61 and footpath 74WRT run north-south centrally within the site connecting northwards with the Writtle College Lordship Campus and to the south within existing residential at St John Road. Bridleway 24WRT comes from the north east and runs along the eastern boundary of the site where it stops. This is also a cycle route. South of Writtle College is Grade II* listed, CBC/00167 and a Scheduled Monument, ref 41932. It is located to the west of the site on the other side of Lordship Road. Writtle Conservation Area is located in close proximity of the southern part of the site. The Barn South of Writtle College is an archaeological site.
Category:	1	
Yield:	179	
Density: (per ha)	35	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference CFS202 **Site Name** The Lordship Stud, Writtle College, Back Road, Writtle, Chelmsford

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Observations Footpath 91WRT passes a short distance away to the west of the site and joins footpath 21WRT to the north of the site. A tree in the front garden of 70 Ongar Road across the road from the site is protected by TPO/2008/15.

SLAA Reference 194

Category: 1

Yield: 19

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Council Reference CFS203 **Site Name** Countryside Skills Centre Cow Watering Lane Writtle

Observations Site proposed for residential /institutional uses. Footpath 19WRT runs a short distance to the west of the site.

SLAA Reference 195

Category: 1

Yield: 161

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference CFS205 **Site Name** Runwell Hall Farm Hoe Lane Rettendon Chelmsford

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Observations Public footpath, 10RUN, along western site border. Site falls within buffer zone of SSSI - Hanningfield Reservoir. RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). Various TPOs on or adjacent of the site: Woodland TPO/2010/025 on western boundary, Woodland TPO/2010/037 in the south-eastern corner of the site. Also various received and not proceeded with TPOs to the east and south of the site - these are due to the site being former crown land. Essex Local Wildlife Site: Pitfield Shaw and also Ancient Woodland in the western part of the site. Essex Local Wildlife Site: Gorse Wood in the south eastern part of the site. Ancient Woodland Rettendon Shaw on the other side of the A130 accessible from the site over a foot bridge. Grade II Listed Chapel at adjacent Runwell Hospital site, CBC00/984. Also Mill Hill Farmhouse, two Grade II listed buildings to the north of the site, CBC/00971.

SLAA Reference 197

Category: 2

Yield: 1270

Density: 40
(per ha)

Site faces some suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential).

Council Reference	CFS208	Site Name	Land at Manor Farm Sandford Mill Lane Great Baddow Chelmsford
SLAA Reference	200	Observations	Footpath 5, 2 and 8GB run through the site. There are also several footpaths in the vicinity incl 71 GBD to the west, 18SPR and 21SAN to the north. A group of trees protected by TPO2000/008 in the southern part of the site. Three trees protected by TPO/2006/049 and TPO/1985/024 in the front gardens of 142 and 142a Maldon Road. Essex Wildlife Sites Chelmsford Watermeadows, River Chelmer and Sandon Riverside adjoins the site to the north, northwest and north-east. Entire site within River Chelmer/Blackwater Navigation East Green Wedge. Grade II listed Barnes Mill Lock CBC/00567 and Barnes Mill House CBC/00320 are located close to north western corner. Prentices Farm Mill Grade II listed, CBC/00859 are located north of the site and Brook End Bridge, Grade II listed, CBC/00849 to the east of the site. Northern half of the site is located within Chelmer and Blackwater Navigation Conservation Area. An archaeological site near eastern boundary (ARCSIT/1480) and one outside the boundary ARCSIT/1460 and another away ARCSIT/1430. Site falls within gas pipeline area and buffer, Site also falls within buffer zone for 'final stage sand and gravel'
Category:	3		
Yield:	608		
Density: (per ha)	35		

Site faces significant suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	1: 25% - 50% of site area is within Flood Zone 3a
AQMA Constraints	3: Site 200m - 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential). However density reduced to 35dph to reflect other rural village location.

Council Reference CFS211 **Site Name** Campion Farm, Gutters Lanes, Broomfield, Chelmsford, Essex
Observations Limited constraints on this site. Site falls within 'final stage sand and gravel' buffer zone.

SLAA Reference 203

Category: 1

Yield: 65

Density: 35 (per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints 5: No known constraints to achieving a suitable access

Bad Neighbour Constraints 5: Site has no bad neighbours

Ground Condition Constraints 5: Treatment not expected to be required

Mineral Constraints 5: Site does not fall within an identified Mineral Safeguarding Area

Impact on Areas of Defined Open Space 5: Site not within an area defined as Public Open Space or 'Other' Green Space

Impact on Locally Protected Natural Features 5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt

Flood Risk Constraints 5: Site is within flood zone 1

AQMA Constraints 5: Site not within 800m of an AQMA

Suitability of Location Constraints 0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector
 Site identified through submission process - therefore assume willing owner

Other Availability Considerations
 Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference CFS212 **Site Name** Land adjacent to Campion Farm Saxon Way Broomfield Chelmsford Essex

Observations Site is close to registered park and garden. Some archaeology present from site ARCSIT/1400. Site falls within 'final stage sand and gravel' buffer zone.

SLAA Reference 204

Category: 3

Yield: 189

Density: 50 (per ha)

Site performs well against suitability criteria
 Site faces significant availability constraints
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints 5: No known constraints to achieving a suitable access

Bad Neighbour Constraints 5: Site has no bad neighbours

Ground Condition Constraints 3: Treatment expected to be required on part of the site

Mineral Constraints 5: Site does not fall within an identified Mineral Safeguarding Area

Impact on Areas of Defined Open Space 5: Site not within an area defined as Public Open Space or 'Other' Green Space

Impact on Locally Protected Natural Features 5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt

Flood Risk Constraints 5: Site is within flood zone 1

AQMA Constraints 5: Site not within 800m of an AQMA

Suitability of Location Constraints 3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations In Green Wedge

Site is unlikely to become available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference	CFS213	Site Name	Land North of the A12 East of Southend Road Great Baddow Chelmsford Essex
SLAA Reference	205	Observations	Footpath No's 18WRT, 15WRT, 86WRT, 66WRT and 84WRT all run in close proximity to the surrounding road network north and south of the site. Site falls within buffer zone for SSSI - Newney Green Pit. Bulimers Farmhouse is adjoining the proposed site to the SE. Grade II listed building CBC/00169.
Category:	1		
Yield:	250		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference	CFS214	Site Name	Land South of Ongar Road and West of Highwood Road, Writtle, Chelmsford
SLAA Reference	206	Observations	Footpath No 84WRT runs N/S through the site. This joins onto the wider footpath network to the south of the site. Site falls within buffer zone of SSSI - Newney Green Pit.
Category:	1		
Yield:	77		
Density: (per ha)	35		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference CFS218 **Site Name** Land North of Hilltop, Southend Road, Howe Green, Chelmsford

Observations TPO/2014/013 on land to the SW corner of the site.

SLAA Reference 210

Category: 3

Yield: 0

Density: 30
(per ha)

Site faces significant suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary
Other Suitability Considerations	TPO covers the site.

Site faces significant suitability constraints

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector
 Site identified through submission process - therefore assume willing owner

Other Availability Considerations
 Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential).

Council Reference CFS219 **Site Name** Land North of Cricketers Close, Broomfield, Chelmsford

Observations Level site. TPO Polygons TPO/2001/037, TPO/2000/036 & TPO/2001/129. Group TPOs TPO/2000/006, TPO/2011/15, TPO/2011/16 & TPO/2001/037 all in the SW corner of the site or immediately adjacent to site boundary. Butlers, 286 Main Road, Broomfield is Grade II Listed Building CBC/00281 Listing Ref 25/42. Archaeology site ARCSIT/1880 to the northern boundary of the site.

SLAA Reference 211

Category: 1

Yield: 202

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	4: Site is wholly or partially within Flood Zone 2
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Developer interest
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference CFS220 **Site Name** Land North East of Hands Farm Cottages, Radley Green Road, Highwood

Observations Footpaths 4HGW & 5HGW run in close proximity to the North and South boundaries of the site.

SLAA Reference 212

Category: 2

Yield: 9

Density: 30
(per ha)

Site performs well against suitability criteria

Site faces some availability constraints

Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site acquired by the parish Council for the purpose of use as allotments. May require SoS approval for disposal of the land. Site is potentially available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential).

Council Reference CFS224 **Site Name** Chenwill, Links Drive, Chelmsford

Observations Group TPO/2006/0006 on Northern boundary. Very small part of site within Urban Area Boundary, the rest within Green Belt.

SLAA Reference 216

Category: 2

Yield: 3

Density: 65
(per ha)

Site performs well against suitability criteria

Site performs well against availability criteria

Site faces some achievability constraints

Suitability Criteria

Access Infrastructure Constraints	3: Some minor constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	5: Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	2: Moderate achievability (cannot be used in first five years)
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Site most closely reflects Typology 5 - Small, greenfield site, Urban Area (Residential)

Council Reference	CFS226	Site Name Field Rear of Telephone Exchange, Church Street, Great Baddow, Chelmsford
SLAA Reference	218	Observations Group TPO 2007/081 covers a large amount of trees on site. Pitt Place Church, Grade II Listed on the the opposite side of the Church Street to the South of site CBC/00555 Listing Ref 32/144.
Category:	1	
Yield:	97	
Density: (per ha)	30	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	0: Treatment expected to be required on the majority of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference CFS227 **Site Name** Land South West of Rettendon Place Farm, Main Road, Rettendon

Observations Public right of way 21RET runs along the eastern boundary. Falls within buffer zone for SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). Group TPO/2002/92 and TPO/97/014 adjacent to north west most corner boundary. Granary, Rettendon Place, Main Road Grade 2 Listed Building to north east of site CBC/00764, Listing reference 19/10003. All Saint's Church, Church Chase, Grade 2 Listed to north east of site, Listing reference 19/429.

SLAA Reference 219

Category: 1

Yield: 146

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference CFS228 **Site Name** Land North West of Rettendon Turnpike, Rettendon, Chelmsford

Observations Public right of way 21RET runs along the eastern boundary. Site falls within gas pipeline buffer zone.

SLAA Reference 220

Category: 1

Yield: 68

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference CFS229 **Site Name** Land East of A130 and North West of Runwell Road, Rettendon

Observations Public right of way 21RET runs along the eastern boundary. Site falls within buffer zone for SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3).

SLAA Reference 221

Category: 1

Yield: 7

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference CFS230 **Site Name** Land North West of Hillminster, Hawk Hill, Rettendon, Wickford

Observations TPO/2001/078 covers the whole site.

SLAA Reference 222

Category: 1

Yield: 0

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	4: Site is within a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector

Site identified through submission process - therefore assume willing owner

Other Availability Considerations

Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference CFS231 **Site Name** Land South of Burnham Road, Battlesbridge, Wickford

Observations Public rights of way 26RET and 24RET run North/South and 26RET runs along Southern boundary. Site falls within buffer zones of SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). Group TPO/2001/078 along west boundary. Coastal Protection Belt adjoins southern boundary.

SLAA Reference 223

Category: 1

Yield: 108

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	3: Site has bad neighbours with potential for mitigation
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference	CFS233	Site Name Land South East of Rettendon Place, Main Road, Rettendon, Chelmsford
SLAA Reference	225	Observations Footpath 19RET runs along the northern boundary. Footpath 42RET runs along the East boundary, these both meet Footpath 21RET in the North East corner boundary. Site falls within buffer zone for SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). TPO/58/010 along south east boundary. TPO/19/064 to southern boundary, TPO/1976/031 touches southern boundary.
Category:	1	
Yield:	554	
Density: (per ha)	35	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 7 - large, greenfield, Key Rural Villages Strategic Sites (Mixed use including residential). However density reduced to 35dph to reflect other rural village location.

Council Reference	CFS234	Site Name Land North East of Rettendon Turnpike, Rettendon, Chelmsford
SLAA Reference	226	Observations Footpath 22RET runs diagonally across the site SE to NW. Site falls within SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3).
Category:	1	
Yield:	197	
Density: (per ha)	30	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	5: Site is in Chelmsford or South Woodham Ferrers Urban Area, or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference CFS235 **Site Name** Rembrandt House Blasford Hill Little Waltham Chelmsford Essex

Observations Group TPO/2011/006 to the west boundary. Site falls within 'final stage sand and gravel' buffer zone.

SLAA Reference 227

Category: 1

Yield: 7

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential).

Council Reference	CFS236	Site Name Land North West of Sundayville, Lynfords Drive, Runwell, Wickford
SLAA Reference	228	Observations Footpath 10RUN runs the length of the site North/South. Site falls within buffer zone of RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). TPO/2006/072, TPO/2008/064, TPO/2002/092, TPO/1997/014, TPO/03/027 and TPO/2008/110 all on land adjacent to the northern boundary.
Category:	1	
Yield:	319	
Density: (per ha)	35	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential).

Council Reference CFS237 **Site Name** Meapswood, Park Lane, Ramsden Heath, Billericay, Essex

Observations Site falls within buffer zone of SSSI - Norsey Wood.

SLAA Reference 229

Category: 1

Yield: 12

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential).

Council Reference CFS238 **Site Name** Parklands West Hanningfield Road, Great Baddow, Chelmsford, Essex

Observations Level site.

SLAA Reference 230

Category: 1

Yield: 4

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential).

Council Reference CFS240 **Site Name** Land between Windsor Road and Oak Road, Downham Road, Ramsden Heath, Billericay
Observations Bridleway 57SHF runs adjacent to the eastern boundary. Site falls within buffer zone for SSSI - Hanningfield Reservoir.

SLAA Reference 232

Category: 1

Yield: 9

Density: 30 (per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints 5: No known constraints to achieving a suitable access

Bad Neighbour Constraints 5: Site has no bad neighbours

Ground Condition Constraints 5: Treatment not expected to be required

Mineral Constraints 5: Site does not fall within an identified Mineral Safeguarding Area

Impact on Areas of Defined Open Space 5: Site not within an area defined as Public Open Space or 'Other' Green Space

Impact on Locally Protected Natural Features 5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt

Flood Risk Constraints 5: Site is within flood zone 1

AQMA Constraints 5: Site not within 800m of an AQMA

Suitability of Location Constraints 2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector
 Site identified through submission process - therefore assume willing owner

Other Availability Considerations
 Site is available

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential).

Council Reference CFS261 **Site Name** Sandford Mill Water Works, Sandford Mill, Springfield, Chelmsford

Observations Footpath 2GBD is positioned just outside the western boundary. Footpath 18SPR is close to the northern boundary of the site. Within Chelmer and Blackwater Navigation conservation area.

SLAA Reference 243

Category: 3

Yield: 0

Density: 30
(per ha)

Site faces significant suitability constraints
 Site faces some availability constraints
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	0: Site is wholly or partially within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	3: Site partially within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve, Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	0: Over 50% of site area is within Flood Zone 3a
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Subject to relocation of Museum Residential dwelling (service tenancy)
Site is potentially available	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference CFS265 **Site Name** Galleywood Hall, 279 Beehive Lane, Great Baddow

Observations Footpath 16GBD runs through northern boundary. TPO/2004/007 on site.

SLAA Reference 247

Category: 1

Yield: 23

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	
	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference	CFS268	Site Name	Land on the South side of Woodham Road, Battlesbridge, Wickford
SLAA Reference	250	Observations	Footpath 25RET runs through western side of site. Site falls within buffer zone for SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). Adjacent to the site is High House Farm - Grade II listed.
Category:	1		
Yield:	46		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference	CFS269	Site Name	Land between Highview and High House Farm, Woodham Road, Battlesbridge
SLAA Reference	251	Observations	Footpath 25RET runs through western side of site. High House Farm (Grade II listed) is adjacent to the site.
Category:	1		
Yield:	71		
Density: (per ha)	30		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference	CFS270	Site Name Land South East of High House Farm, Woodham Road, Battlesbridge
SLAA Reference	252	Observations Footpath 26RET runs through western side of site. Falls within buffer zone for SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). High House Farm (Grade II listed) is adjacent to the site.
Category:	1	
Yield:	145	
Density: (per ha)	30	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential) for gross to net ratio and density.

Council Reference	CFS271	Site Name Land between Highview and High House Farm, Woodham Road, Battlesbridge
SLAA Reference	253	Observations Footpath 26RET rund through western side of site. Falls within buffer zone for SSSI - Crouch & Roach Estuaries, RAMSAR, SPA & SAC - Crouch & Roach Estuaries (Mid-Essex Coast Phase 3). High House Farm (Grade II listed) is adjacent to the site.
Category:	1	
Yield:	24	
Density: (per ha)	30	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature ReserveEssex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	Site is available

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential) for location and Typology 9 - medium, greenfield, Key Rural Villages (Residential) for gross to net ratio.

Council Reference	15SLAA 4	Site Name	Land At Margaretting Service Station, Main Road, Margaretting, Ingatestone, Essex
SLAA Reference	318	Observations	TPO/2004/044 two points within the site.
Category:	1		
Yield:	17		
Density: (per ha)	40		

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 8 - small, greenfield, Key Rural Villages (Residential)

Council Reference 15SLAA 27 **Site Name** Land North Of Avondale, Castledon Road, Downham, Billericay, Essex

Observations

SLAA Reference 338

Category: 1

Yield: 3

Density: 35
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)

Council Reference 15SLAA 30 **Site Name** Land South Of 89 To 143 Galleywood Road, Great Baddow, Chelmsford, Essex

Observations

SLAA Reference 341

Category: 2

Yield: 195

Density: 35
(per ha)

Site performs well against suitability criteria
 Site faces some availability constraints
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	3: Treatment expected to be required on part of the site
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	3: Site is adjacent to Chelmsford or South Woodham Ferrers Urban Area or Chelmsford Town Centre Area Action Plan
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner.	
Other Availability Considerations	Terms agreed between owner and promoter, option being finalised.
Site is potentially available	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 10 - large, greenfield, Key Rural Villages (Residential)

Council Reference 15SLAA 35

Site Name Hillview, Meadow Lane, Runwell, Wickford, Essex

Observations FP 7RUN runs along western boundary of site. Site falls within buffer zone of SSSI, RAMSAR Site and Special Protection Area - Crouch and Roach Estuaries.

SLAA Reference 346

Category: 1

Yield: 15

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference 15SLAA 37 **Site Name** Land Adjacent, 112 Brook Lane, Galleywood, Chelmsford

Observations

SLAA Reference 348

Category: 1

Yield: 18

Density: 30
(per ha)

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference 15SLAA 38 **Site Name** Land South East Of 148 Mill Road, Stock, Ingatestone
Observations TPO/2015/025 within site. Site falls within SSSI buffer zone - Hanningfield Reservoir.
SLAA Reference 349
Category: 2
Yield: 10
Density: 30 (per ha)

Site faces some suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints 5: No known constraints to achieving a suitable access
 Bad Neighbour Constraints 5: Site has no bad neighbours
 Ground Condition Constraints 5: Treatment not expected to be required
 Mineral Constraints 0: Site is wholly or partially within an identified Mineral Safeguarding Area
 Impact on Areas of Defined Open Space 5: Site not within an area defined as Public Open Space or 'Other' Green Space
 Impact on Locally Protected Natural Features 5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
 Flood Risk Constraints 5: Site is within flood zone 1
 AQMA Constraints 5: Site not within 800m of an AQMA
 Suitability of Location Constraints 2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details 5: Held by developer / willing owner / public sector
 Site identified through submission process - therefore assume willing owner
 Other Availability Considerations

Achievability

Achievability Details 3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)

Site most closely reflects Typology 9 - medium, greenfield, Key Rural Villages (Residential)

Council Reference	15SLAA 39	Site Name Dowsett Farm, Dowsett Lane, Ramsden Heath, Billericay, Essex
SLAA Reference	350	Observations FP 4SHF runs along northern boundary of site. Site falls within buffer zone of SSSIs - Hanningfield Reservoir and Norsey Wood.
Category:	2	
Yield:	123	
Density: (per ha)	35	

Site faces some suitability constraints
 Site performs well against availability criteria
 Site performs well against achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	0: Site is outside of any Defined Settlement Boundary or Town/ City/ Urban area in the countryside
Other Suitability Considerations	Grade 2 listed The Cottage CBC/00840 adjacent to east of site.

Site is potentially suitable but faces some constraints

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)	

Council Reference	15SLAA 44	Site Name Land Rear Of 22 Downham Road, Ramsden Heath, Billericay, Essex
SLAA Reference	355	Observations FP 14SHF runs through centre of site from Church Road heading eastward, then south eastward. Site falls within buffer zone of SSSI - Hanningfield Reservoir.
Category:	1	
Yield:	221	
Density: (per ha)	35	

Site performs well against suitability, availability and achievability criteria

Suitability Criteria

Access Infrastructure Constraints	5: No known constraints to achieving a suitable access
Bad Neighbour Constraints	5: Site has no bad neighbours
Ground Condition Constraints	5: Treatment not expected to be required
Mineral Constraints	5: Site does not fall within an identified Mineral Safeguarding Area
Impact on Areas of Defined Open Space	5: Site not within an area defined as Public Open Space or 'Other' Green Space
Impact on Locally Protected Natural Features	5: Site not within an area of Ancient Woodland, Local Wildlife site, Local Nature Reserve Essex Wildlife Site or Coastal Protection Belt
Flood Risk Constraints	5: Site is within flood zone 1
AQMA Constraints	5: Site not within 800m of an AQMA
Suitability of Location Constraints	2: Site is adjacent to a Defined Settlement Boundary

Other Suitability Considerations

Availability Criteria

Availability Details	5: Held by developer / willing owner / public sector
Site identified through submission process - therefore assume willing owner	
Other Availability Considerations	

Achievability

Achievability Details	3: Good achievability (could be used in five year supply but site is in the Green Belt / Green Wedge so currently a discounted site - see Appendix 5)
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Site most closely reflects Typology 11 - small, greenfield, Other Rural Villages (Residential)