

29 June 2023 at 7pm

Council Chamber, Civic Centre, Chelmsford

Membership

Councillor C Adutwim (Chair)

and Councillors

P Clark, J Jeapes, B Massey, M O'Brien, G Pooley, E Sampson, T Sherlock, A Sosin, A Thorpe-Apps, N Walsh, R Whitehead, S Young

Local people are welcome to attend this meeting remotely, where your elected Councillors take decisions affecting YOU and your City.

There is also an opportunity to ask your Councillors questions or make a statement. These have to be submitted in advance and details are on the agenda page. If you would like to find out more, please telephone Daniel Bird in the Democracy Team on Chelmsford (01245) 606523
email daniel.bird@chelmsford.gov.uk

Recording of the part of this meeting open to the public is allowed.
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CHELMSFORD POLICY BOARD

29 June 2023

AGENDA

PART 1

Items to be considered when members of the public are likely to be present

1. Apologies for Absence
2. Election of Vice Chair
3. Declarations of Interest

All Members are reminded that they must disclose any interests they know they have in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they become aware of the interest. If the interest is a Disclosable Pecuniary Interest they are also obliged to notify the Monitoring Officer within 28 days of the meeting.

4. Minutes

Minutes of meeting on 28 February 2023

5. Public Questions

Any member of the public may ask a question or make a statement at this point in the meeting. Each person has two minutes and a maximum of 20 minutes is allotted to public questions/statements, which must be about matters for which the Board is responsible. The Chair may disallow a question if it is offensive, substantially the same as another question or requires disclosure of exempt or confidential information. If the question cannot be answered at the meeting a written response will be provided after the meeting.

Any member of the public who wishes to submit a question or statement to this meeting should email it to committees@chelmsford.gov.uk 24 hours before the start time of the meeting. All valid questions and statements will be published with the agenda on the website at least six hours before the start time and will be responded to at the meeting. Those who have submitted a valid question or statement will be entitled to put it in person at the meeting.

6. Strategic Housing and Employment Land Availability Assessment (SHELAA) – 2022-2023 Report

7. Urgent Business

To consider any other matter which, in the opinion of the Chair, should be considered by reason of special circumstances (to be specified) as a matter of urgency.

PART II (EXEMPT ITEMS)

NIL

MINUTES
of the
CHELMSFORD POLICY BOARD
held on 28 February 2023 at 7:00pm

Present:

Councillor I Fuller (Chair)

Councillors H Ayres, D Clark, G H J Pooley, I.C. Roberts, A Sosin, A Thorpe Apps, N Walsh
and R T Whitehead

Also present: Councillors K Bentley and M J Mackrory

1. Apologies for Absence

Apologies for absence had been received from Councillors Gulliver, Knight and Massey.

2. Declarations of Interest

Members were reminded that they must disclose any interests they knew they had in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they became aware of the interest. If the interest was a Disclosable Pecuniary Interest they were also obliged to notify the Monitoring Officer within 28 days of the meeting. Any declarations are recorded in the relevant minute below.

3. Minutes

The minutes of the meeting on 12 January 2023 were confirmed as a correct record.

4. Public Questions

The Chair agreed to consider Item 7 first, due to members of the public attending for that item.

One public statement was made in relation to Item 7, expressing support for the Masterplan. The Board heard that the developer consortium were in agreement and all the officers recommendations had now been resolved.

5. Review of adopted Chelmsford Local Plan – Issues and Options Consultation Feedback

The Board received a report presenting the results from the consultation on the review of the Local Plan Issues and Options Document, its accompanying Integrated Impact Assessment (IIA) and the Strategic Housing and Employment Land Availability Assessment Methodology and Criteria Note. The report also provided an update on the next Strategic Housing and Employment Land Availability Assessment (SHELAA) and information on the preparation of the Preferred Options Local Plan.

The Board heard that Appendix 1 detailed a feedback report, with the numbers of responses received and the main issues raised, within the extended ten week consultation period. It was noted that officers had worked closely with the Council's communications team to encourage participations, including direct notifications to interested parties and adverts, which had led to 1178 responses. These had included responses from statutory bodies, residents, developers and businesses and a petition with 2202 signatures opposed to the exploration of a new settlement at Hammonds Farm. The Board were informed that section three provided a summary of the main issues raised, ranging from comments in good support to ones in strong objection, it was noted that the report did not include every single comment due to the amount provided, but they had all been published online.

The Board heard that the report had not tried to provide a Council response, as that would come at a later stage, once all the information had been examined in the form of a 'we said you did' report, published with the preferred options consultation. The Board also heard 33 responses were received to the IIA consultation from 21 respondents which had been summarised and analysed in the feedback report in Appendix 2. A further 38 comments had been analysed in response to the changes for the methodology and criteria note for the SHELAA and a summary of the Council response had been set out in Appendix 3, with a redrafted methodology and criteria note set out in Appendices 4 and 5. The Board also noted the call for sites, which had led to over 100 submissions, which would now be assessed before an updated SHELAA is brought back to the Board in June.

The Board were informed that work had now begun on preparing the next iteration of the local plan review, with a number of workstreams underway. It was noted that due to delays and emerging national planning policy changes, a more realistic timeframe had been adopted, of publishing the Preferred Options Local Plan consultation document in early 2024.

In response to questions from the Board, officers noted that;

- It would be sensible for neighbourhood plans to follow the City Council's new timeline and to sit slightly behind that process, to save time or repeated work at local levels.
- The purpose of providing different options for new development growth was for adequate testing to be carried out, so that various options are looked at before deciding which sites to take forward.
- There were quite a few evidence based reports now underway, and the findings would be built into the preferred options document for consultation.

RESOLVED that;

1. That the Board noted the outcomes of the consultation contained within the covering report and attached at Appendices 1, 2 and 3.
2. That the Board approved the publication of the Local Plan Issues and Options, Integrated Impact Assessment (IIA) and Strategic Housing and Employment Land Availability Assessment Methodology and Criteria Note Feedback Reports attached at Appendix 1, 2 and 3 respectively.
3. To give delegated authority to the Director of Sustainable Communities or the Spatial Planning Services Manager in consultation with the Cabinet Member for Sustainable Development to make any necessary minor amendments to the Local Plan Issues and Options, Issues and Options Integrated Impact Assessment (IIA) and Strategic Housing and Employment Land Availability Assessment Methodology and Criteria Note Feedback Reports before publication.

4. That the Board noted the update on the next Strategic Housing and Employment Land Availability Assessment (SHELAA) and preparation of the Preferred Options Local Plan.

(7.15pm to 7.38pm)

6. Levelling-up and Regeneration Bill: Reforms to National Planning Policy – Proposed Consultation Responses

The Board considered a report detailing proposed responses to the consultation on the Government's proposals for changes to the National Planning Policy Framework and wider planning policy reform. The Board were asked to approve the consultation responses as set out in Appendix one. The Board were reminded of previous responses which had informed the Levelling-Up and Regeneration Bill and subsequent changes to the NPPF after consultation on the Planning White Paper.

The Board heard that the proposed changes to the NPPF covered the below main areas;

- Providing certainty through Local and Neighbourhood Plans
- Planning for Housing
- A Planning System for Communities
- Asking for Beauty
- Protecting the Environment and Tackling Climate Change
- Onshore Wind and Energy Efficiency

The Board were also informed of other future proposed changes, which included;

- Preparing for the New System of Plan-Making
- National Development Management Policies
- Levelling-Up and Boosting Economic Growth

The Board noted that this was the first stage of consultation on detailed changes to national planning policy, arising from the Levelling-Up and Regeneration Bill. It contained some initial proposal to the NPPF to come into force in the Spring of 2023 and would be followed by further consultation and changes once the bill received royal accent.

In response to questions from the Board and other Councillors present, officers noted that;

- The response to q 23 could be broadened out and emphasised that suitable housing should be provided for all aspects of the community.
- The responsibility for undertaking carbon impact assessments should lie with developers.
- In relation to q54, it was noted that development corporations had been useful in areas such as Docklands in London, but were not something likely to be used in Chelmsford.
- Some responses could be emphasised to pose questions back to the Government, rather than simply replying to the questions.
- Reference could be made in the response to exception policies potentially applying to broader geographic areas.
- There was an argument for joint local plans, in certain areas, in particular ones with significant cross boundary issues. However, in Chelmsford, this was not seen as a route that would be required.

RESOLVED that;

1. the board noted the report and;
2. approved the consultation responses set out in Appendix 1.

(7.39pm to 8.13pm)

7. Strategic Growth Site Policy 7 – Great Leighs Masterplan

The Board were asked to consider a revised masterplan document following their resolution at the last meeting in January 2023. In January the Board had resolved they supported the Masterplan in principle, but requested a focused report at their next meeting on the issues raised and other unresolved aspects, before a recommendation to the Cabinet. The Board heard that the report detailed eighteen further considerations which had been addressed by officers. The Board heard that the majority had been suitably addressed but there were some outstanding ones that needed to be considered by the Board before Cabinet;

- Include controlled crossing near to Dog & Partridge PH
- Figure 26 should include an annotation to commit to the provision of new footways, upgrades to the existing footway network and consideration of cycle provision on School Lane
- Include reference to additional planting (within the text) along the south/east edges of site 7b and 7c
- The TSP site should be moved to phase 1 of the development
- Provide a green buffer to the rear of property known as the Gables, at the north west edge of site 7c (south of Banters Lane).

In response to questions from members of the board, officers clarified that, no further comments on the revisions had been submitted by parish councils. It was also noted that the commitment for north/south connections highlighted in figure 26, had not been fully scoped by highways, but there had been a commitment from the developer.

Members of the Board thanked officers for the additional work that had taken place and welcomed the masterplan which had developed significantly over time thanks to the officers and developers. The Board agreed the outstanding points raised by officers and agreed to recommend the masterplan to the Cabinet.

RESOLVED that;

1. the Policy Board recommended to Cabinet that the masterplan attached at Appendix 2 be approved and;
2. that the Policy Board delegate to the Director of Sustainable Communities or the Spatial Planning Services Manager in consultation with the Chair, Vice Chair and Cabinet Member for Sustainable Development, to agree any subsequent changes to the Masterplan ahead of the consideration by Cabinet.

(7.02pm to 7.14pm)

8. Urgent Business

There were no items of urgent business. The Chair on behalf of the Board, thanked officers for their hard work and assistance throughout 2022-23.

The meeting closed at 8.13pm

Chair



Chelmsford City Council

29 June 2023

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

Report by:

Director of Sustainable Communities

Officer contacts:

Amy Stock,

Senior Housing Enabling Officer, amy.stock@chelmsford.gov.uk 01245
606587

Liz Harris-Best,

Principal Housing Implementation and Strategy Officer,

liz.harrisbest@chelmsford.gov.uk, 01245 606378

Purpose

To inform the Board of the updated SHELAA Report covering the assessment that has taken place across 2022-2023.

Recommendations:

1. To note the Strategic Housing and Employment Land Availability Assessment (SHELAA) – 2022-2023 Report and authorise publication
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1. Introduction

- 1.1 The purpose of this report is to provide the Board with the latest assessment – the SHELAA 2022-2023 Report – to note and approve for publication.
- 1.2 The SHELAA report is routinely updated on an annual basis, although this did not take place in 2022. This was to allow site submissions submitted as part of the Local Plan Issues and Options consultation to be assessed in the 2022-2023 report. The SHELAA assesses, on a high level basis, the likely development potential of sites submitted by land owners and developers.
- 1.3 Paragraph 68 of the NPPF sets out that local authorities are required to undertake land availability assessments to establish an understanding of what sites within the administrative area may be suitable, available, and achievable for development.
- 1.4 To identify sites for this assessment, the Council have issued ‘calls for sites’ at appropriate intervals in the preparation of the Local Plan, as detailed below:
 - Winter 2014
 - Winter 2015/16 alongside the new Local Plan Issues and Options consultation
 - Spring 2017, alongside the Preferred Options consultation
 - Spring 2018, alongside the Pre-Submission consultation
- 1.5 In Autumn 2018, the Council created a facility that enables the call for sites process to remain live all year round. This provides flexibility to site promoters who are now able to submit sites and propose amendments to previously submitted sites on a year-round basis. Cut-off points are set so that a land availability assessment can be conducted.
- 1.6 Following each call for sites/cut-off point, a desktop assessment of the suitability, availability and achievability of each promoted site is conducted, with a report of the outcomes produced and published on our webpage¹.
- 1.7 The assessment used from Autumn 2018 onwards by the Council is the Strategic Housing and Employment Land Availability Assessment (SHELAA) which, as the name suggests, provides a strategic overview of land that has been promoted to us for housing and employment uses.

¹ Chelmsford City Council’s SHELAA webpage: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/call-for-sites-shelaa-and-parish-maps/>

2. Purpose of the SHELAA

- 2.1 The Housing and Economic Land Availability Assessment Planning Practice Guidance (PPG) recognises land availability assessments to be an important source of evidence to inform plan-making and decision-taking, and the identification of land supply.
- 2.2 In accordance with the PPG, Chelmsford's SHELAA is designed to achieve the following for each promoted site:
- Estimate development potential
 - Determine the suitability for the proposed development
 - Determine whether the site is available for development and if not, identifying the constraints in place that are preventing it from being available
 - Determine whether the site is achievable for development including consideration for whether the proposed use is economically viable
- 2.3 The SHELAA serves as an evidence based document to provide a high-level profile of sites promoted by developers and landowners: identifying a wide range of site characteristics; highlighting the strengths and constraints that sites may face in achieving the local authority requirements; and establishing the likelihood of site developability/deliverability. **It is not the purpose of the SHELAA to allocate land for future development**, that is for the Local Plan, instead the assessment outcomes are considered alongside other evidence base documents to enable the Council to make informed decisions of where to allocate future development.
- 2.4 The Council will utilise findings from the SHELAA 2022-2023 Report (see Appendix 1) to help guide the determination of which sites are promoted for allocation in the Preferred Options Consultation to ensure an appropriate land supply is identified to meet need across the Local Plan period.

3. Overview of the SHELAA 2022-2023 Report

- 3.1 The latest SHELAA assessment has been carried out across 2022-2023. This assessment looked at a total of 375 unique sites within the Chelmsford administrative area that were promoted to us from winter 2014 up until the cut-off point 20th October 2022.
- 3.2 Prior to commencement of the assessment, officers reviewed and refined the SHELAA methodology and criteria to reflect emerging national and local priorities as well as to provide greater clarity and transparency to stakeholders on how the process is carried out. This process involved a public consultation and third party review of the documentation from the Planning Advisory

Service². Full details of this review process and the latest updates to these documents were noted at Chelmsford Policy Board on 26th May 2022.

- 3.3 Between 20th October 2022 and 30th May 2023, officers have undertaken the desk-based assessment in accordance with the revised methodology and criteria note. The SHELAA 2022-2023 Report (Appendix 1) that has been produced is a comprehensive document detailing the assessment process and outcomes including the following key aspects:
- National policy backdrop that sets out the purpose and scope of the assessment.
 - The methodology followed by Chelmsford City Council in undertaking the assessment
 - A high-level analysis of the assessment outcomes, including breakdowns by performance, promoted uses, land classifications and yields.
 - A comprehensive criteria note detailing how each promoted site is assessed
 - Economic viability testing of typologies
 - Site profiles that provide summaries on how each site assessed has performed against the criteria
 - Sites that have been omitted from the assessment with justification to support the decision
- 3.4 Former SHELAA reports have also included PDF maps of each parish to visually display the locations of the promoted sites. For the SHELAA 2022-2023, an interactive GIS map has been prepared with each assessed site plotted. This provides clarity and transparency of where site boundaries lie, and features 'search' and 'print' functions to facilitate public use of the map.
- 3.5 This weblink to access the map will be added to the SHELAA webpage alongside the SHELAA 2022-2023 Report [_____](#)

4. Conclusion

- 4.1 The SHELAA 2022-2023 Report is an evidence base document which is routinely updated. It covers the latest assessment of sites promoted to us. In accordance with NPPF and PPG requirements, sites have been assessed against a range of Suitability, Availability and Achievability criteria accounting for national and local planning policies to gauge potential for development.

² The Planning Advisory Service are a national body funded by Government that provide 'Peer Challenge' reviews to Local Authorities and other planning bodies.

- 4.2 Findings of the SHELAA 2022-2023 Report – in combination with findings from numerous other evidence base documents – will help guide the determination of which sites are promoted for allocation in the Preferred Options Consultation to ensure an appropriate land supply is identified to meet need across the Local Plan period.
- 4.3 It is recommended that the Board confirm they have noted the content of the Strategic Housing and Employment Land Availability Assessment (SHELAA) – 2022/2023 Report and authorise its publication on the Council’s SHELAA webpage.

List of appendices:

Appendix 1 – SHELAA 2022-2023 Report

Background papers:

National Planning Policy Framework

Housing and Employment Land Availability Assessment PPG

Chelmsford Local Plan

Corporate Implications

Legal/Constitutional:

N/A

Financial:

N/A

Potential impact on climate change and the environment:

Site promoters to are able to submit parcels of land for a range of uses including residential, employment, community facilities and renewable power generation. This enables officers to better identify sites most likely to achieve sustainable development. Criteria within the SHELAA ensures that promoted sites are scored favourably based upon their sustainability.

Contribution toward achieving a net zero carbon position by 2030:

Sites allocated within the Local Plan Review – which will be informed by the SHELAA – will need to comply with the relevant policies and Building Regulations which are currently working towards a net zero carbon position by 2030.

Personnel:

N/A

Risk Management:

N/A

Equality and Diversity:

N/A

Health and Safety:

N/A

Digital:

N/A

Other:

N/A

Relevant Policies and Strategies:

This report considers the following policies and strategies of the City Council:

Chelmsford Local Plan 2013-2036, 2020

Our Chelmsford, Our Plan

APPENDIX 1 TO SHELAA REPORT PRESENTED TO CHELMSFORD POLICY BOARD 29 JUNE 2023

Strategic Housing and Employment Land Availability Assessment (SHELAA) – 2022/2023 Report

1. Introduction

- 1.1 Chelmsford City Council conduct a Strategic Housing and Employment Land Availability Assessment (SHELAA) to gain an understanding of the potential developability of sites proposed for future development.
- 1.2 The SHELAA forms part of the evidence base for the preparation and review of the Local Plan. The purpose of the SHELAA is to help the City Council make informed decisions of where to allocate future development and in preparing annual housing and employment trajectories.
- 1.3 In preparation for the upcoming review of the Local Plan, Chelmsford City Council have reviewed and refined the SHELAA methodology to reflect emerging national and local priorities as well as to provide greater clarity and transparency to stakeholders on how the process is carried out. To ensure a justified and robust approach is taken, the Planning Advisory Service have been involved as part of this reviewing and refining process.
- 1.4 This report has been prepared to set out the revised SHELAA methodology and summarise the outputs of the 2022/2023 assessment.

2. Policy Background

- 2.1 Paragraph 68 of the National Planning Policy Framework (NPPF)¹ sets out the requirement that local authorities are to undertake land availability assessments to establish their understanding of sites that may be suitable, available and achievable for development:

“Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability”.

- 2.2 Planning Practice Guidance (PPG) for Housing and Economic Land Availability Assessments elaborates further on this, by clarifying that:

“...the assessment does not in itself determine whether a site should be allocated for development” but to “provide information on the range of sites which are available to meet the local authority’s requirements...”

“An assessment should:

- Identify sites and broad locations with potential for development;*
- Assess their development potential; and*
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).”*

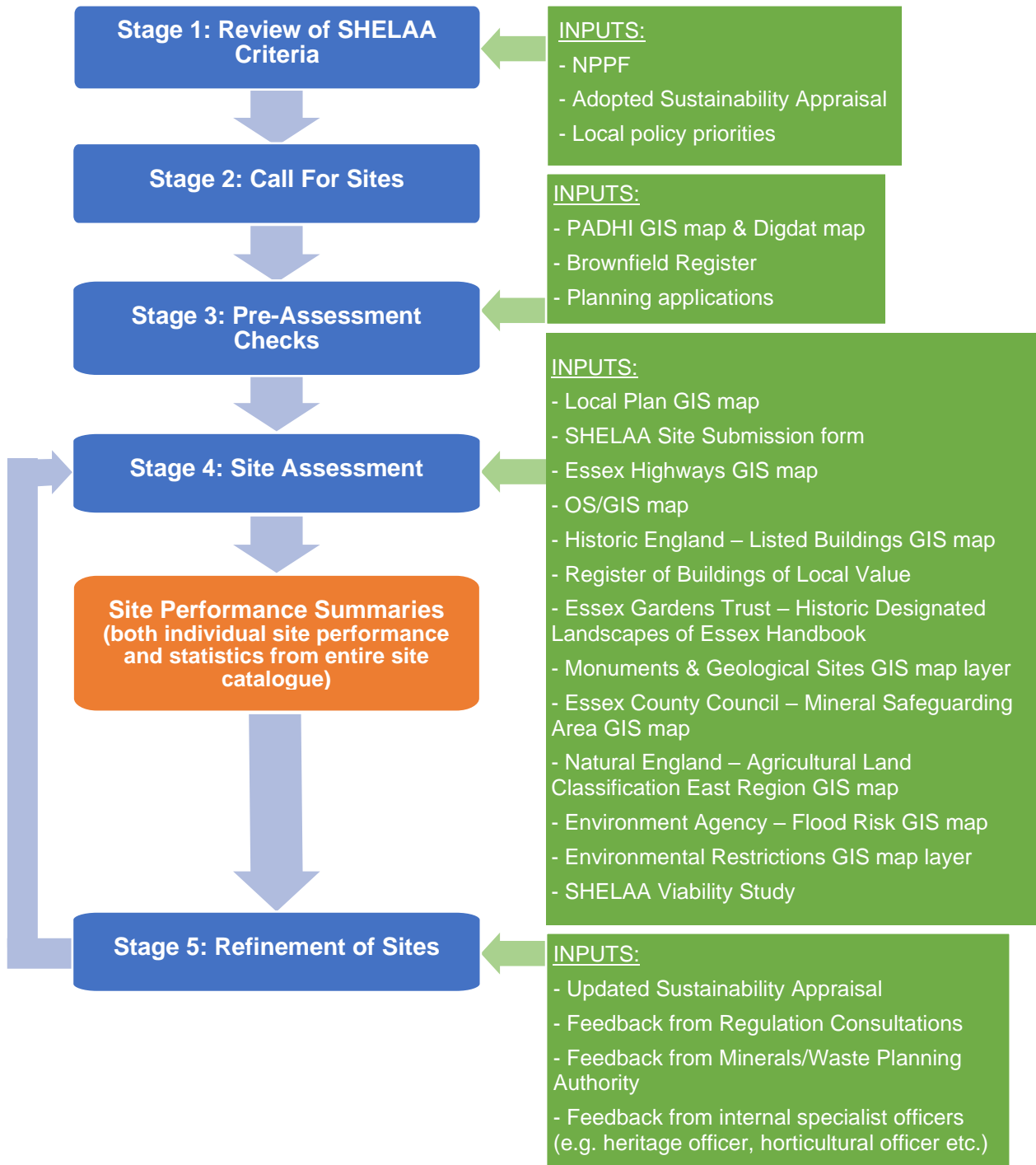
¹ NPPF 2021 Update

- 2.3 To adhere to the guidance, Chelmsford City Council have in place a 'Call for Sites' facility enabling site owners, developers, interested parties, and members of the public put forward sites for consideration. The facility is accessible through the Council's Consultation Portal, is open for submissions all year round and enables promoters to submit new sites for consideration and/or to propose amendments to existing SHELAA sites.
- 2.4 This approach provides flexibility to promoters and further seeks to ensure that the Council hold a continued up-to-date catalogue of sites that may be available within the administrative area.
- 2.5 Cut-off periods to the 'Call for Sites' facility are scheduled so that the assessment can be carried out. The assessment is desk-based and considers a wide range of suitability, availability and achievability criteria (see Appendix 1 – Criteria Note), which together help determine whether each site is likely deliverable, likely developable or neither.
- 2.6 To be developable, the NPPF states that:
- “Sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged”.*
- 2.7 To be deliverable, a site must meet additional criteria. The NPPF states that deliverable sites:
- “... 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. In particular:*
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until the permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*
- 2.8 To reiterate the national guidance, it is not the purpose of the SHELAA to allocate land for future development. Instead, the assessment provides a high-level profile of the promoted sites; identifies a wide range of site characteristics; highlights the strengths and constraints that sites may face in achieving the local authority requirements; and establishes the likelihood of site developability/deliverability. Together this information is considered alongside other evidence base documents to enable officers and members to make informed decisions of where to allocate future development.

3. Methodology

3.1 In undertaking the SHELAA, Chelmsford City Council follow five stages detailed within Figure 1 on the following page. Explanation of our processes at each stage follow below.

Figure 1: Methodology Flowchart



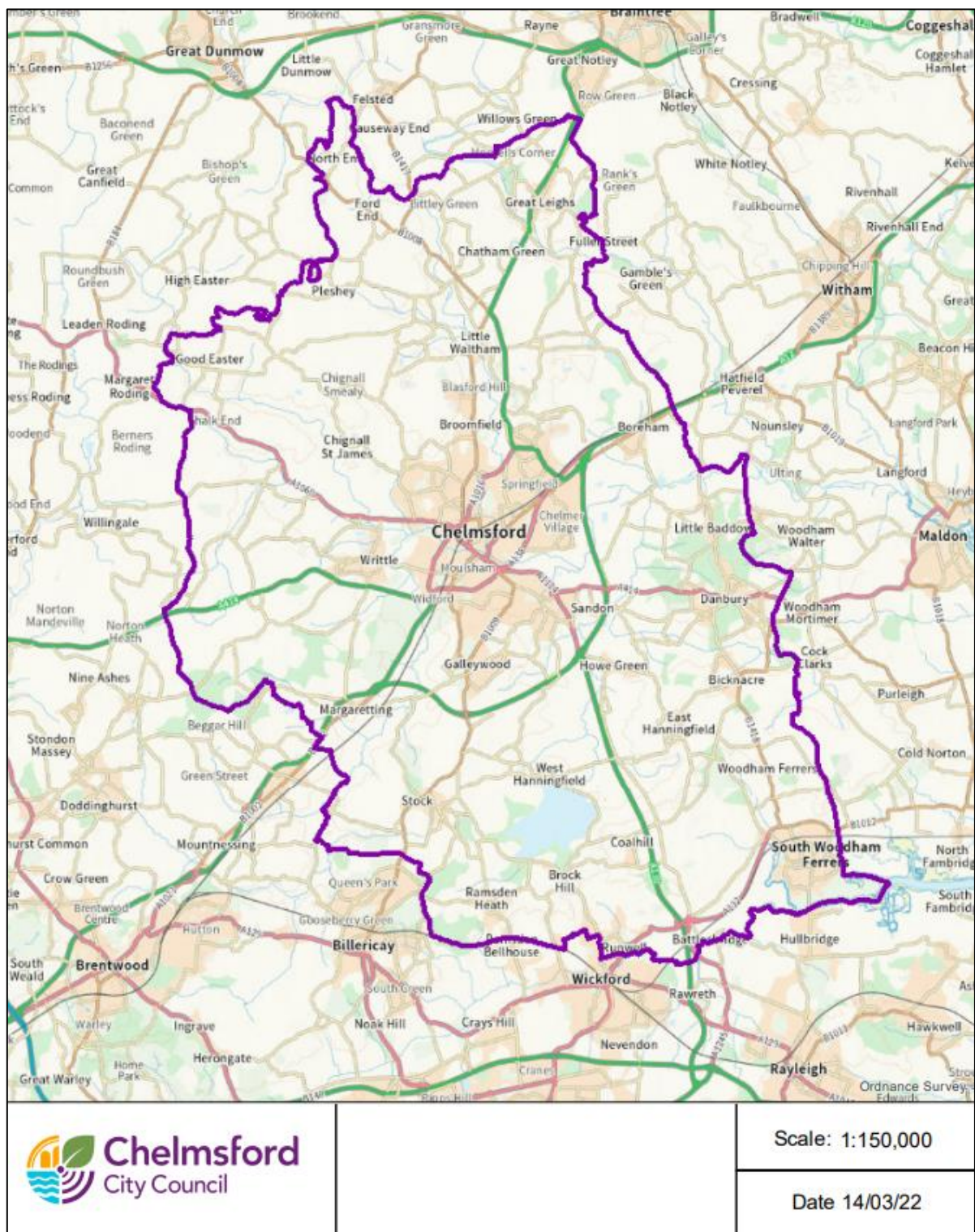
Stage 1: Reviewing the SHELAA Criteria

- 3.2 Prior to each assessment, Chelmsford City Council undertake an internal review of the existing SHELAA criteria and assessment process. This is to ensure the criteria remain in alignment with National Policy; are reflective of the sustainability objectives set out within the Sustainability Appraisal, as well as emerging local policy priorities; and are feasible to be measured through desk-top methods.
- 3.3 The SHELAA is undertaken in-house by dedicated officers within the Spatial Planning Team. The assessment process has been developed (and is continually reviewed) to maximise the utilisation of available digital software including GIS mapping. This ensures that a robust desk-top site assessment can be undertaken with algorithms in place to minimise, as far as possible, any subjective assessment decisions or human error.
- 3.4 For the 2022/2023 iteration of the SHELAA, the assessment criteria have expanded to cover proposals not only for residential and employment/commercial use, but also for community facilities (including education, healthcare, places of worship, sports, leisure, or recreation facilities) and renewable power generation. A full breakdown of the criteria is featured in Appendix 1 – Criteria Note.
- 3.5 The inclusion of these uses reflects the aims within the NPPF, particularly in relation to promoting healthy communities and planning for climate change. Understanding what land may be available for community facilities or renewable power generation helps the City Council make informed decisions of where to allocate these uses to sustainably support future housing and employment development.
- 3.6 Impartial feedback has been sought on the updated SHELAA Criteria Note from the Planning Advisory Service, who have helped to ensure that the assessment criteria is reasonable and forms a robust assessment.

Stage 2: Call for Sites

- 3.7 Chelmsford City Council maintain a 'Call for Sites' facility that is open for submission all year round and enables promoters to submit new sites to be included within the SHELAA and/or to propose amendments to existing promoted sites. This facility is accessible through our website at: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/call-for-sites-shelaa-and-parish-maps/>
- 3.8 Promoters are required to complete the relevant submission form, which requires them to provide an OS map outlining the site, site ownership details, proposed use/s, delivery timescales, known legal issues, and an overview of some of the site's characteristics.
- 3.9 Sites will be considered for the SHELAA providing most of the site (over 50% of the promoted area) falls within the Chelmsford administrative area, detailed in Figure 2 below. There is no site size threshold for submission.

Figure 2: Chelmsford Administrative Area



Source: CCC, 2022.

3.10 At the scheduled 'Call for Sites' cut-off times, all new submitted sites and proposed amendments are individually reviewed to ensure that the promoter has provided enough information to be able to carry out an assessment, to make any proposed amendments to sites, and to ensure that any new sites are not a duplication of an

existing SHELAA site.

Stage 3: Pre-Assessment Checks

- 3.11 Using Council databases and GIS software, the entire catalogue of SHELAA sites (new and existing) are checked to see if they feature on the Brownfield Register, have been granted Planning in Principle, have received planning permission for development, or have previously been refused planning permission. Where areas of/whole sites have permission and are well underway with or have completed development, these areas/sites will be omitted from the SHELAA. Simply having permission granted is not enough to remove an area/site from the SHELAA as these do not always get developed out.
- 3.12 Again, using GIS software, SHELAA sites are also checked for the presence of any human hazards on site (this includes gas and oil pipelines, electricity towers/lines, electricity substations, and sewage pumping stations). Any hazardous areas identified within promoted sites are discounted from the SHELAA.
- 3.13 At this stage, a list of sites to be omitted from the assessment is produced. Sites can be omitted for the following circumstances:
- If the site consists wholly of a human hazard
 - If the site is considered to be identical or almost identical to another submission. Where a site is considered almost identical to another site, the assessing officer makes a judgement to remove the site if they feel the discrepancy would not likely impact the assessment outcome
 - If subsequent to submission, the site has commenced/completed development
 - If removal of site is requested by the landowner. In the case where only a portion of a SHELAA site is owned, only this portion will be omitted from the submission
 - If removal of site is requested by the person/organisation who submitted the site or if the promotor is no longer contactable
- 3.14 Sites that are omitted from the SHELAA through Stages 2 and 3 are listed within Appendix 5 – List of Omitted Sites with their reason for omission.

Stage 4: Site Assessment

- 3.15 Sites that have passed through the pre-assessment checks are brought through to Stage 4 where they are each profiled and assessed against suitability, availability, and achievability criteria². The sites are then RAG rated determined by their scores and compliance with national and local policy, as summarised in Table 1 below.

² Note: Sites are assessed individually with the area of assessment defined by the red line boundary provided by the promoter. If two or more adjoining SHELAA sites come forward for development at a later stage, then any in combination effects are identified and appropriately addressed with stakeholders at that stage.

Table 1: SHELAA RAG Rating Summary

Red	Site is contrary to national policy and/or faces significant constraints or adverse impacts that cannot be mitigated.
Amber	Site scores poorly against criteria, is contrary to local policy, and faces moderate constraints that would require mitigation.
Yellow	Site scores well against criteria but has some characteristics contrary to local policy. Site faces minor constraints that would require mitigation. Site is considered developable.
Green	Site scores highly against criteria and demonstrates compliance with national and local policy. Site faces minimal constraints and is considered deliverable.

3.16 The Criteria Note (Appendix 1) provides a full technical breakdown of how each proposed use is assessed and RAG rated. The criteria that are used have been developed based upon policy requirements in both the NPPF and Chelmsford’s Local Plan, and to reflect the current Sustainability Appraisal site appraisal criteria. This is to ensure that the SHELAA can highlight the most suitable sites, favour sites that look likely to achieve sustainable development, and to provide alignment between the SHELAA and subsequent iterations of the Sustainability Appraisal which will look to test the economic, environmental, and social impacts of the Reviewed Local Plan.

3.17 The assessment is desk-based and utilises the evidence sources detailed in Table 2 below to determine the suitability, availability, and achievability of each site.

Table 2: Evidence Sources Utilised within SHELAA

Criterion	Evidence used to undertake assessment
<i>Suitability Criteria</i>	
Proximity to employment areas	Local Plan GIS map (viewable online*)
Impact on retail areas	SHELAA submission form, Local Plan GIS map (viewable online*)
Proximity to the workplace	Local Plan GIS map (viewable online*)
Public transport	Local Plan GIS map (viewable online*), https://www.essexhighways.org/getting-around
PROW and cycling connectivity	https://www.essexhighways.org/getting-around
Vehicle access	GIS map (also viewable on any up-to-date OS map)
Strategic road access	GIS map (also viewable on any up-to-date OS map)
Impact on designated heritage assets	Local Plan GIS map (viewable online*), https://historicengland.org.uk/listing/the-list/
Impact on non-designated heritage assets	Local Plan GIS map (viewable online*), Register of Buildings of Local Value, Essex Gardens Trusts: Historic Designated Landscapes of Essex Handbook
Impact on archaeological assets	Monuments & Geological Sites GIS map
Minerals and waste constraints	Local Plan GIS map (viewable online*), Mineral Safeguarding Area GIS map provided by Essex County Council as the minerals and waste planning authority Essex County Council minerals and waste officers
Impact on areas of defined open space	Local Plan GIS map (viewable online*)
Impact on the Green Belt and Green Wedge	Local Plan GIS map (viewable online*)
Land classification	Natural England's Agricultural Land Classification East Region (ALC008), Aerial Photos GIS map
Impact on protected natural features	Local Plan GIS map (viewable online*)
Impact on flood risk	Local Plan GIS map (viewable online*), updates provided from Environment Agency
Impact on Air Quality Management Areas	Local Plan GIS map (viewable online*)
Ground condition constraints	Environmental Restrictions GIS map
Neighbouring constraints	SHELAA submission form, Aerial Photos GIS map
Proximity to key services	Local Plan GIS map (viewable online*)
Impact on community facilities	SHELAA submission form, GIS map
<i>Availability Criteria</i>	
Ownership	SHELAA submission form
Land condition	SHELAA submission form, Aerial Photos GIS map
Legal constraints	SHELAA submission form, Aerial Photos GIS map
<i>Achievability Criteria</i>	
Viability	Viability Study (See Appendix 2)
Timescale for deliverability	SHELAA submission form

*See Policies Map at: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/adopted-local-plan/>

3.18 To ensure the SHELAA is transparent, most of the criteria is assessed using maps, documents or websites that are accessible to the public. GIS maps that are not

accessible to the public feature designations are generally ones provided to the Council by third parties (such as the Environment Agency or Essex County Council).

- 3.19 Chelmsford City Council also do not publish the SHELAA submission forms in line with GDPR since these forms contain personal and sensitive information. Therefore, the information detailed on these forms is not visible to the public.
- 3.20 The Viability Study (Appendix 2) has been prepared by Chelmsford City Council for the purpose of determining the likely economic viability of SHELAA sites. The study follows the same methodology as the Local Plan Viability Study in the development and appraisal of a number of typologies, representative of the range of sites and uses considered within the SHELAA. The Viability Study is reviewed on the same regular basis that the SHELAA criteria is reviewed to ensure all typologies, associated build costs and CIL/S106 contributions are up to date.
- 3.21 The Viability Study does not feature appraisals for the community facilities nor renewable power generation uses. Instead, at the call for sites stage, promoters will be asked to provide evidence of viability to justify their promoted use for the assessing officer to consider. The reasoning behind this is because of the varied and ever current evolving nature of both of these uses, it has not been possible for the Council to develop typologies to cover these uses.
- 3.22 In addition to the assessed criteria, the proximity of each site to defined settlement boundaries, retail allocations and employment allocations is recorded, as well as the general gradient of the site, and utilities (water, electric, gas, sewage) that are already present on site. These features are not scored against but provide greater clarity of the general character of the site.
- 3.23 Performance for each site is summarised in a concise report, with RAG rating and details of their suitability, availability, and achievability outcomes. All SHELAA sites are also plotted digitally and displayed on an interactive GIS map to provide additional spatial context. The most up-to-date assessment outcomes feature as Appendices 3 to this document. The GIS map is viewable here: <https://chelmsford.gov.maps.arcgis.com/apps/webappviewer/index.html?id=d5bae70913a14999b423522592e3cd62>

Stage 5: Refinement of Sites

- 3.24 A refinement of sites will be undertaken by Chelmsford City Council to ensure that the final site performance summaries are accurate.
- 3.25 Dependent on the findings from the assessment undertaken within Stage 4, there are instances whereby further information may be sought, or additional information inputs identified. Though not exhaustive, the list below identifies such instances:
- When the Council is in the process of drafting a Local Plan or Local Plan Review, feedback from regulatory consultations will be incorporated;
 - Where a site has been identified as requiring assessment from the Minerals and Waste Planning Authority, feedback from this authority will be incorporated;

- If a SHELAA site is selected as an allocation option, an external consultant will undertake a Sustainability Appraisal. The outcomes of that appraisal will then be incorporated;
- If additional investigation is sought from specialist officers, then their assessments will be incorporated.

4. SHELAA 2022/2023 Assessment Statistics

- 4.1 The outputs from the SHELAA provide gross figures for all sites in the Council's SHELAA Database. However, a refinement of these figures is required to provide a more accurate assessment of available land. Sites which have an approved planning consent or have been allocated within the Local Plan are included within the Council's Housing Site Schedule. Therefore, the gross outputs would represent, potentially significant, double counting of land and a double counting of yield within the various site categories. As a result, the area and yield of these sites are discounted to give a more accurate picture of the quantum of land available.
- 4.2 Additionally, there are instances where submissions lie wholly within other submissions. Again, to avoid a double counting of yield and area, these sites are also discounted from the outputs.

Outputs: 2022/2023 Assessment

- 4.3 The 2022/2023 SHELAA assessed a total of 375 sites, of which 73 sites have been discounted. Of these 73 sites, 33 have either been allocated within the Local Plan or have an approved planning permission, whilst the remaining 40 lie wholly within another SHELAA submission. As stated in above, these sites areas and yields have been discounted to avoid, potentially significant, double counting. Tables 3 and 4 below provide details of these 73 sites:

Table 3: SHELAA sites allocated within the Local Plan or have an approved planning permission, where the permission covers the entire SHELAA submission.

Site Reference	Site Address	Permitted Planning Reference	Site Area (ha)	Yield	RAG Rating	PDL / GF
CFS19	Land Adjacent The Gables, Banters Lane, Great Leighs	Forms part of allocation SGS7c	0.64	12	Amber	GF
CFS44	Land North of Cranham Road, Little Waltham	21/00450/REM	9.73	0	Amber	GF
CFS79	Montpelier Farm, Blasford Hill, Little Waltham	Forms part of allocation SGS8	12.25	210	Yellow	GF
CFS94	Land South East of Little Waltham, East and West of Essex Regiment Way, Little Waltham and Broomfield	Forms part of allocation SGS6	0.64	2,160	Amber	GF

Site Reference	Site Address	Permitted Planning Reference	Site Area (ha)	Yield	RAG Rating	PDL / GF
CFS101	Land North West of Park and Ride Terminus, Woodhill Road, Sandon	Forms part of allocation SGS3	13.44	230	Amber	GF
CFS139	Boreham Airfield, Waltham Road, Boreham	Forms part of allocation SGS6	474.736	6,646	Yellow	GF
CFS162	Land Adjacent to Sandpit Cottage, Holybread Lane, Little Baddow	22/00945/FUL	1.4	31	Amber	GF
CFS181	Land North and South of Brick Barns Farm	Forms part of allocation SGS8	156.508	2,191	Yellow	GF
CFS189	Land North West of Montpelier Villa, Main Road, Little Waltham	Forms part of allocation SGS8	0.39	12	Green	GF
CFS199	Land at Sturgeons Farm, Cow Watering Lane, Writtle	Forms part of allocation SPA6	0.69	0	Red	GF
CFS203	Countryside Skills Centre, Cow Watering Lane, Writtle	Forms part of allocation SPA6	6.57	113	Red	GF
CFS204	Chelmsford City Racecourse, Great Leighs Bypass, Great Leighs	Forms part of allocation SGS7	158.5	2,219	Red	GF
CFS208	Land at Manor Farm, Sandford Mill Lane, Great Baddow	Forms part of allocation SGS3a	90.531	1,109	Amber	GF
CFS241	Civic Centre Land Site, Duke Street	Forms part of allocation SGS1e	1.926	197	Amber	PDL
CFS255	Brand and Howes Ltd, 47 Baddow Road	Forms part of allocation CW1d	0.09	3	Yellow	PDL
CFS256	Garages rear of 44 St Nazaire Road	Forms part of allocation GSP1r	0.24	16	Green	PDL
CFS257	Garages rear of 27 Medway Close	Forms part of allocation GSP1s	1.28	29	Green	GF
CFS260	Land North of Galleywood Reservoir, Beehive Lane, Galleywood	Forms part of allocation GSP4	0.78	17	Green	PDL
CFS261	Sandford Mill Water Works, Sandford Mill, Springfield	Forms part of allocation SPA5	7.4	746	Amber	PDL

Site Reference	Site Address	Permitted Planning Reference	Site Area (ha)	Yield	RAG Rating	PDL / GF
CFS262	Land North West of Lockside Marina, Hill Road South	Forms part of allocation CW1e	1.8	184	Amber	PDL
CFS263	Baddow Road Car Park, Baddow Road	Forms part of allocation CW1d	0.88	56	Yellow	PDL
CFS266	Waterhouse Lane Depot and Nursery Waterhouse Lane	Forms part of allocation GS1n	0.84	54	Yellow	PDL
CFS276	Former St Peters College, Fox Crescent	Forms part of allocation SGS1b	11.19	192	Green	GF
CFS280	Land South East of Ilgars Farm Cottages and North of Burnham Road, South Woodham Ferrers	Forms part of allocation SGS10	21.753	373	Green	GF
CFS282	Land North of South Woodham Ferrers	Forms part of allocation SGS10	133.658	3,742	Yellow	GF
15SLAA1	Land North Of Woodhouse Lodge, Woodhouse Lane, Little Waltham	Forms part of allocation SGS8	28.21	484	Yellow	GF
15SLAA23	Land North East Of Telephone Exchange, Burnham Road, South Woodham Ferrers	Forms part of allocation SGS10	44.53	545	Green	GF
15SLAA25	Land North West Of Woodlands And Rose Marie, Banters Lane, Great Leighs	Forms part of allocation SGS7	1.44	32	Amber	GF
15SLAA39	Dowsett Farm, Dowsett Lane, Ramsden Heath, Billericay	21/00449/FUL	5.34	92	Red	GF
15SLAA43	7 St Giles, Moor Hall Lane, Bicknacre	Forms part of allocation GSP12	7.56	130	Yellow	GF
17SLAA1	Storage Adjacent to Pond View, Banters Lane, Great Leighs	21/00880/FUL	0.34	10	Amber	GF
17SLAA11	Land North Of Cranham Road, Little Waltham	21/00450/REM	8.49	0	Amber	GF
21SHELAA71	Street Record Can Bridge Way, Chelmsford	Forms part of allocation CW1b	3.29	295	Amber	PDL

Table 4: Site submissions that wholly lie within another submission

Site Reference	Site Address	Site lies within	Site Area (ha)	Yield	RAG Rating	PDL / GF
CFS56	Land North of Mill Lane East of Barley Mead and South of Maldon Road, Danbury	15SLAA45	18.44	316	Amber	GF
CFS78	Staceys, School Lane, Broomfield	CFS181	48.79	765	Amber	GF
CFS113	Land North East of Skeggs Farm, Chelmsford Road, Writtle	17SLAA13, 21SHLEAA98	16.47	282	Red	GF
CFS122	Land Northwest of Wheelers Hill Roundabout, Wheelers Hill, Little Waltham	CFS94	9.21	158	Amber	GF
CFS123	Land South East of Little Belsteads, Back Lane, Little Waltham	CFS94	2.15	42	Amber	GF
CFS124	Land Opposite Mid Essex Gravel Pits Ltd, Essex Regiment Way, Little Waltham	CFS94	7.2	123	Amber	GF
CFS138	Land East of Hallfield House, Back Lane, Little Waltham	CFS94	3.28	64	Amber	GF
CFS187	Land North South East and West of Pontlands Park Hotel, West Hanningfield Road, Great Baddow	CFS73	29.365	360	Red	GF
CFS191	Land West of 129 Watchouse Road, Galleywood	21SHELAA74	14.52	249	Red	GF
CFS232	Land North East of Meadow Road, Rettendon	15SLAA40	9.58	164	Red	GF
CFS268	Land between Highview and High House Farm, Woodham Road, Battlesbridge	CFS269, CFS270	2.27	44	Red	GF

Site Reference	Site Address	Site lies within	Site Area (ha)	Yield	RAG Rating	PDL / GF
CFS269	Land between Highview and High House Farm, Woodham Road, Battlesbridge	CFS270	4.2	72	Red	GF
CFS271	Land between Highview and High House Farm, Woodham Road, Battlesbridge	CFS268, CFS269, CFS270	1.04	23	Red	GF
15SLAA41	The Island Car Park, High Bridge Road, Chelmsford	21SHELAA71	0.74	47	Amber	PDL
15SLAA47	Sports Centre, Partridge Green, Broomfield	CFS181	12.72	218	Amber	GF
15SLAA48	Land South Of Rough Hill Complex, The Tye, East Hanningfield	CFS130	8.93	153	Amber	GF
17SLAA13	Land North East Of Skeggs Farm, Chelmsford Road, Writtle	CFS129	90.15	1,104	Red	GF
17SLAA14	Land South West Of Sunnyfields School, School Lane, Great Leighs	21SHELAA72	6.66	114	Amber	GF
17SLAA18	Lathcoats Farm Shop, Beehive Lane, Great Baddow	CFS63	15.29	262	Red	GF
17SLAA25	Land South East Of Main Road, Great Leighs	CFS119	1.48	0	Green	GF
17SLAA26	Land East Of The Crescent, Little Leighs	CFS119	3.88	0	Green	GF
17SLAA30	Land North Of Communication Station At Bushy Hill, Edwins Hall Road, Woodham Ferrers	CFS282	36.74	450	Amber	GF
18SLAA3	Pondside Nursery And Yard, Chatham Green, Little Waltham	CFS27	0.32	14	Amber	PDL
18SLAA6	Poolman Ltd, Bakers Lane, West Hanningfield	18SLAA5	0.2	6	Red	GF

Site Reference	Site Address	Site lies within	Site Area (ha)	Yield	RAG Rating	PDL / GF
18SLAA8	Land North Of Oat Leys, Broomfield	21SHELAA101	1.92	43	Green	GF
18SLAA9	Land South Of Mashbury Road, Chignal	CFS182	4.67	80	Amber	GF
18SLAA11	Land South West Of Broomfield Place, Main Road, Broomfield	21SHELAA101	19.51	335	Green	GF
18SLAA17	Land North Of The A12 East Of Southend Road, Great Baddow	CFS73, 21SHELAA68	11.034	189	Amber	GF
19SHELAA7	Creeds Farm, School Lane, Great Leighs	21SHELAA72	3.37	66	Amber	GF
19SHELAA12	Land South West Of Warehouse, Highwood Road, Highwood	CFS14	1.07	0	Red	GF
20SHELAA3	Land At Ilgars Farm, West Of Willow Grove, South Woodham Ferrers	21SHELAA4	14.44	248	Green	GF
21SHELAA80	Land Between Back Lane And Essex Regiment Way, Little Waltham	CFS94	3.18	0	Red	GF
21SHELAA91	Land Adjacent The Fox And Raven, Chelmer Village Way, Springfield	21SHELAA92, CFS196	1.64	37	Red	GF
21SHELAA92	Site Huts, Chelmer Viaduct Development Site, Chelmer Road	CFS196	10.944	188	Amber	GF
21SHELAA93	Land South West Of Pease Hall, Sandford Mill Road, Springfield	CFS197	20.406	350	Amber	GF
21SHELAA95	Land North West Of Hareswood, Elm Green Lane, Danbury	18SLAA4	1.25	28	Red	GF
21SHELAA96	Land At Boreham Interchange, Colchester Road, Boreham	CFS54	48.689	0	Yellow	GF

Site Reference	Site Address	Site lies within	Site Area (ha)	Yield	RAG Rating	PDL / GF
21SHELAA97	Land Southeast And West Of Garage Block, Hunts Close, Writtle	CFS129	52.7	826	Red	GF
21SHELAA99	Land North South East And West Of Pontlands Park Hotel, West Hanningfield Road, Great Baddow	CFS187, CFS74	21.81	374	Red	GF
21SHELAA100	Land South West Of 2 Scotts Green, Hollow Lane, Broomfield	18SLAA7, CFS156	12.63	217	Yellow	GF

4.4 Considering the above, the following overall figures have been removed from the SHELAA total outputs.

Table 5: Figures discounted from the SHELAA outputs

	Previously Developed Land			Greenfield			Yield Total
	No. Sites	Area (ha)	Yield (dwellings)	No. Sites	Area (ha)	Yield (dwellings)	
Green	2	1.0	33	7	113.1	1,734	1,767
Yellow	3	1.8	113	11	881.5	13,663	13,776
Amber	6	15.5	1,483	24	484.9	6,860	8,343
Red	0	0	0	20	435.8	6,255	6,255
TOTAL	11	18.3	1,629	62	1,915.3	28,512	30,141

4.5 Taking account of the above discounts, the SHELAA outputs are detailed below in Tables 6, 7 and 8.

Table 6: Proposed Uses

Proposed Use	Number of Sites	Site Area (ha)
Residential	252	1,681.7
Employment	19	278.8
Retail	0	0
Community Facility	3	108.0
Renewable Power Generation	0	0
Mixed Use	28	1,358.6
TOTAL	302	3,427.1

Table 7: Contribution to housing by Category

Category	Number of Sites	Site Area (ha)	Yield (dwellings)
Green	33	190.6	2,832
Yellow	22	342.0	2,348
Amber	137	1,968.3	31,198
Red	110	926.1	13,655
TOTAL	302	3,427.1	50,033

4.6 As can be seen from Table 7, a yield of 2,832 dwellings can be achieved from Green sites and 2,348 from Yellow sites. Amber and Red sites, those which are not currently developable, amounts to 44,853 dwellings.

Table 8: Contribution to housing by Category and land type

	Previously Developed Land			Greenfield			Yield Total
	No. Sites	Area (ha)	Yield (dwellings)	No. Sites	Area (ha)	Yield (dwellings)	
Green	1	0.9	55	32	189.7	2,777	2,832
Yellow	1	0.4	0	21	341.6	2,348	2,348
Amber	16	21.7	1,579	121	1,946.6	29,621	31,200
Red	8	6.2	214	102	919.9	13,441	13,655
TOTAL	26	29.1	1,848	276	3,397.9	48,187	50,035

4.7 Table 4.6 provides a greater level of detail including the land type. The yield of previously developed (brownfield) dwellings from Green sites amounts to 55, compared to a yield of 2,777 greenfield dwellings. The yield of previously developed (brownfield) dwellings from Yellow sites amounts to 0, compared to a yield of 2,348 greenfield dwellings. Finally, the Amber and Red rated sites together yield 897 dwellings from previously developed (brownfield) sites and 43,062 dwellings from greenfield sites.

4.8 It should also be noted that there are some sites which overlap each other. Since some of these overlapping sites may fall within differing categories and have varying levels of Greenfield/PDL splits between them it is impossible to discount site areas and site yields in a fair and consistent manner. As such the reporting output figures should be viewed with some caution as, although the majority of double counting has been removed, there will be elements of site overlapping, but is not possible to give an accurate figure for how much and in which categories.

5. Uses of SHELAA outcomes

5.1 The purpose of the SHELAA is not to allocate land for future development. The assessment helps officers and Members make their own informed decisions of where to allocate future development.

5.2 The assessment does this by highlighting areas of likely deliverable land. This is a particularly useful feature when looking at how the Council's Housing and Employment targets are going to be met within the plan period, and further into the future, as the assessment offers an indicator of how many dwellings could possibly be delivered, what size site is needed and whether the type of development would likely be viable or not.

5.3 Additionally, the assessment acts as a sieve to filter through sites that could be eligible to be added onto the Council's Part 1 of the Brownfield Register. If the assessment deems the site to be predominantly previously developed land, an officer will review the site against the Brownfield Register Regulations to see if it is eligible to be added to the register.

6. Appendices:

- Appendix 1 – Criteria Note
- Appendix 2 – Viability Study
- Appendix 3 – SHELAA 2022/2023 Site Performance Summaries
- Appendix 4 – List of Omitted Sites

APPENDIX 1
Criteria Note

Strategic Housing and Employment Land Availability Assessment (SHELAA) – Criteria Note

Errata Sheet

This errata note corrects drafting errors identified in the published Strategic Housing and Employment Land Availability Assessment (SHELAA) – Criteria Note. This note is solely designed to add clarity rather than change any substance of the SHELAA criteria.

Page Number(s)	Paragraph Number(s)	Error	Correction
11, 20, 28, 36, 45, 54	4.12, 5.10, 6.9, 7.11, 8.13, 9.10	(5) Less than 5ha of a site is within a Minerals Safeguarding Area, Minerals Consultation Area and/or a Waste Consultation Area	(5) Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area

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1. Overview

- 1.1. The Strategic Housing and Employment Availability Assessment (SHELAA) is a desk-based assessment that, in line with the NPPF and PPG guidance, scores sites promoted for development against Suitability, Availability and Achievability criteria. Based on performance, a RAG rating process is then used to determine whether a site is likely deliverable (Green), developable (Yellow), or neither (Amber if constraints are mitigable, or Red if non-mitigable).
- 1.2. Site promoters can propose a whole range of uses for a site including residential, employment, retail, community facilities, renewable power generation or a mix of all the above. The criteria for which the site is assessed against is dependent on the proposal¹.
- 1.3. The Suitability criteria for each promoted use are assessed predominantly using GIS maps in conjunction with information provided by the site promoter. Details of how each criterion is assessed and where relevant maps can be viewed are provided against each criterion.
- 1.4. Availability and Achievability are assessed using information provided by site promoters within a site submission in relation to ownership, legal constraints, relocation of uses and timescales for delivery. The viability aspect of the Achievability criteria is predominantly assessed using the typology appraisals within the SHELAA Viability Study (see Appendix 2 to the SHELAA 2022 Update).
- 1.5. All criteria have been developed based upon policy requirements set out within the NPPF and Chelmsford's Local Plan, including the supporting Sustainability Appraisal to ensure sustainable development is favoured. Where appropriate, additional constraints are also in place to either discount non-developable land from a site assessment or to cap a site's overall performance where policy non-compliances are not mitigable.
- 1.6. This Criteria Note sets out the Suitability, Availability and Achievability criteria for which each proposed use is assessed against – including applicable constraints – and identifies which National Policies, Local Plan Policies and Sustainability Objectives are reflected within the assessment.

¹ Note: Sites are assessed individually with the area of assessment defined by the red line boundary provided by the promoter. If two or more adjoining SHELAA sites come forward for development at a later stage, then any in combination effects are identified and appropriately addressed with stakeholders at that stage.

2. Pre-Assessment Checks

- 2.1. Prior to assessing sites against the Suitability, Availability and Achievability criteria detailed in the next section, the catalogue of sites are checked to ensure sites are suitable to be assessed.
- 2.2. This involves checking whether the site features within the Brownfield Register, checking the site's planning history, and checking whether the site features a hazard to human health.

Brownfield Register

- 2.3. Regulation 4 of The Town and Country Planning (Brownfield Land Register) Regulations 2017 sets out that as part of the criteria to be on the Brownfield Register, a site must be suitable, available, and achievable for residential development.
- 2.4. As such, any SHELAA sites promoted for residential use that are on Chelmsford's Brownfield Register are automatically considered to be suitable, available and achievable and will be categorised as either Yellow or Green dependent upon identified policy compliancy and constraints.
- 2.5. Note however, that this is not to say that sites determined as suitable, available and achievable within this assessment are to be added to the Brownfield Register. There are additional strict criteria that a site must meet to feature on the Brownfield Register, set out in legislation, and this is dealt with in a separate assessment.

Planning History

- 2.6. The purpose of the SHELAA is to identify land within the administrative area that may be suitable, available and achievable for future development. The catalogue of SHELAA sites is therefore checked for both permitted and refused planning applications as this helps to identify the following:
 - If a whole or part of a SHELAA site has live planning permission and development is underway then the whole/part of the site being developed is removed from the SHELAA. Note that just having planning permission is not enough to remove a site from the SHELAA as development does not always commence and permissions can expire.
 - If a site has had a planning application refused, the reasons for refusal may indicate that the site is unsuitable for development. In this scenario, the unsuitability of the site will be reflected within the assessment scores.

Hazards to Human Health

- 2.7. For sites proposed for residential, employment, retail uses, if any portion of the site lies within land considered to be a hazard to human health, this part of the site will be discounted from the SHELAA assessment.
- 2.8. Land is a hazard to human health if it features one or more of the following: gas pipelines, electricity towers, electricity substations, gas installation buffers, gas pipeline feeders, high pressure gas pipelines, gas pipeline buffers and oil pipelines. The location of the pipelines and buffers are as determined by the Health and Safety Executive's Planning Advice for Developments near Hazardous Installations (PADHI).
- 2.9. After the hazard to human health areas are discounted, the remaining portion of the site is to be assessed against the Suitability, Availability and Achievability criteria covered within the remaining portion of this note.

3. Capped Constraints

- 3.1. In assessing the Achievability of a site, two criteria are considered: viability and timescale for delivery. Should a site be considered likely unviable, then it will be capped at Amber as this is viewed as a moderate constraint that would require mitigation. In terms of deliverability, if the site has an anticipated development time that exceeds 5 years, then the site will be capped at Yellow as it would be considered developable rather than deliverable in accordance with the NPPF definitions.
- 3.2. In assessing the Suitability of a site, if any part of the site meets one or more criterion listed below, the site's RAG rating will be capped at Red if the constraint is contrary with national policy, and Amber if the constraint goes against local policy. The purpose of this is to ensure that promoted sites that will not/cannot be compliant with national policy or Chelmsford's Local Plan policies are not identified as deliverable or developable sites.

National Policy Constraints

- 3.3. If any part of a SHELAA site meets one or more of the following criteria, the site will be attributed a Red RAG rating:
 - Site lies within the Green Belt (NPPF section 13, Sustainability Appraisal Objective 14; Strategic Policy S11; Policies DM6)
 - Site lies within one of the following international or national designated site of importance for biodiversity: Site of Special Scientific Interest (SSSI), Ancient Woodland, Special Protection Area (SPA), Special Area of Conservation (SAC) or a Ramsar Site (NPPF section 15, Sustainability Appraisal Objectives 1 and 13; Strategic Policy S4; Policies DM13, DM16, DM17 and DM24)

Local Policy Constraints

- 3.4. Providing a national policy constraint has not been identified, if any part of a SHELAA site meets one or more of the following criteria, the site will be attributed an Amber RAG rating:
 - Where a site proposed for a non-employment use lies within an existing/proposed employment area (Sustainability Appraisal Objective 3; Strategic Policy S8; Policy DM4)
 - Site is in excess of 400m walking distance from any existing/proposed public transport services

(Sustainability Appraisal Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)

- Where a site has identified constraints that would prevent the implementation of a vehicle access route to the site
(Sustainability Appraisal Objective 6; Strategic Policies S9 and S10; Policy DM20)
- Site lies within an area of defined Open Space
(Sustainability Appraisal Objective 5; Policies DM21, DM24 and DM26)
- Site lies within the Green Wedge
(Sustainability Appraisal Objective 14; Strategic Policy S11; Policy DM7)
- Where a site is promoted for a residential use but features a neighbouring constraint in the form of an adjacent employment/industrial use or an adjacent major road or dual carriageway, where there is no potential to mitigate impacts of these uses
(Sustainability Appraisal Objective 5; Policy DM29)
- Where development is proposed for a residential use but is in excess of 2km walking distance from Chelmsford City Centre or South Woodham Ferrers Town Centre and in excess of 2km walking distance away from any one of the following key services: GP surgery, school, convenience goods store
(Sustainability Appraisal Objectives 4 and 5; Strategic Policies S5 and S7)
- Where the promoted use of the site would result in the loss of a community facility such as a school, GP surgery, place of worship, or a sports and leisure facility
(Sustainability Appraisal Objectives 4 and 5; Strategic Policy S5; Policies DM21 and DM22)

3.5. In exceptional circumstances, there may be additional constraints not listed above that may result in the performance of a site to be capped. Any such instances will be detailed within the relevant site assessment sheet.

4. Residential Criteria

- 4.1. Any sites that have been promoted for a residential use will be assessed against the Suitability, Availability and Achievability criteria detailed below. This includes proposals for specialist accommodation and gypsy & traveller pitches.

Suitability Criteria

- 4.2. Note that any underlined criteria represent where Policy Constraints are in place. If a site achieves a score of (0) against such criteria, the site will be capped at an Amber or Red RAG rating dependent on whether the site is contrary to local or national policy.

4.3. **Proximity to Employment Areas**

(Strategic Policy S8; Policies DM4 and DM29)

- (5) Site is outside of any existing/proposed employment allocation
- (3) Site is adjacent to an existing/proposed employment allocation
- (0) Site is wholly/partially located within an existing/proposed employment allocation

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas labelled Proposed Employment Area, Existing Employment Area and rural Employment Area is observed.

4.4. **Impact on Retail Areas**

(Strategic Policy S12; Policy DM5)

- (5) Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres
- (0) Development would result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres

How this is assessed:

Using the Local Plan GIS map, the site is checked to see if it falls within the City Centre, South Woodham Ferrers Town Centre or a designated Neighbourhood Centre. If so, information submitted by the promoter is used to determine whether loss of shops or services would occur.

4.5. **Proximity to the Workplace**

(Sustainability Appraisal Objective 3; Strategic Policies S7 and S8)

- (5) Site is within 2km walking distance of an employment allocation
- (0) Site is in excess of 2km walking distance of an employment allocation

How this is assessed:

Using the Local Plan GIS map, the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a Proposed Employment Area, Existing Employment Area or Rural Employment Area.

4.6. **Public Transport**

(Sustainability Appraisal Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)

Public transport services consist of proposed/existing bus stops, rail stations and park and ride facilities

- (5) Site is within 400m walking distance of one or more services
- (0) Site is in excess of 400m walking distance from all services

How this is assessed:

Using a combination of the Local Plan GIS map and Essex Highways maps (<https://www.essexhighways.org/getting-around>), the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a bus stop, rail station and park and ride facility.

4.7. **PROW and Cycling Connectivity**

(Sustainability Appraisal Objectives 5 and 6; Strategic Policies S2 and S9; Policies DM20 and DM24)

- (5) Site is within 100m walking distance to either a PROW or cycle network
- (0) Site is not connected to either an existing PROW or cycle network

How this is assessed:

Using the Essex Highways map (<https://www.essexhighways.org/getting-around>), the distance between the boundary of the site and the nearest PROW and cycle path is measured.

4.8. **Vehicle Access**

(Strategic Policies S9 and S10; Policy DM20)

- (5) A route exists enabling vehicle access into/adjacent to the site
- (3) There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site
- (0) There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site

How this is assessed:

Using a standard GIS (or OS) map, it is observed whether the existing road network connects to the site and if not, whether any physical features (such as a river, or housing, or protected areas) exist that would prevent implementation of an access route.

4.9. **Impact on Designated Heritage Assets**

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM13 and DM24)

Designated heritage assets include: Grade 1 listed buildings, Grade 2* listed

buildings, Grade 2 listed buildings, Scheduled Ancient Monuments, Registered Parks or Gardens of Special Historic Interest, Conservation Areas

- (5) Site does not contain any designated heritage assets
- (3) Site is adjacent to one or more designated heritage assets
- (0) Site contains one or more designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map (<https://historicengland.org.uk/listing/the-list/>) is used to observe the proximity of the site to any Listed Buildings.

4.10. **Impact on Non-Designated Heritage Assets**

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM14 and DM24)

Non-designated heritage assets include: protected lanes, buildings of local land value and the inventory of landscape of local interest

- (5) Site does not contain any non-designated heritage assets
- (3) Site is adjacent to one or more non-designated heritage assets
- (0) Site contains one or more non-designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to protected lanes is observed. Essex Garden Trust's Historic Designated Landscapes of Essex Handbook is used to observe the proximity of the site to a landscape of local interest. The Register of Buildings of Local Value is used to identify such assets, with proximity of these to the site observed using a GIS map.

4.11. **Impact on Archaeological Assets**

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM15 and DM24)

- (5) Site is not thought to contain any assets of archaeological interest
- (3) Site is thought to be adjacent to one or more assets of archaeological interest
- (0) Site is thought to contain one or more assets of archaeological interest

How this is assessed:

Using the Council's Monuments & Geological Sites GIS map, the proximity of the promoted site to identified archaeological sites is observed. Where there is uncertainty, the Council's Heritage Officer will be consulted.

4.12. **Mineral and Waste Constraints**

(Sustainability Appraisal Objective 12; Policy DM30; Essex Mineral Plan; Essex and Southend-on-Sea Waste Plan)

- (5) Less than 5ha of a site is within a Minerals Safeguarding Area, Minerals Consultation Area and/or a Waste Consultation Area

- (4) Site is wholly or partially within an identified Minerals Consultation Area and/or a Waste Consultation Area but planning permission for the safeguarded uses would have expired prior to the intended delivery of development, the safeguarded use has otherwise ceased, and the site or infrastructure is considered unsuitable for a subsequent minerals and/or waste use
- (2) Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment
- (0) Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development

How this is assessed:

Using the Local Plan GIS map alongside GIS information provided by Essex County Council, the proximity of promoted sites to identified Minerals Safeguarding Areas, Minerals Consultation Areas and Waste Consultation Areas is observed. Where a promoted site lies within a Minerals or Waste Consultation Area or has an area of 5ha or greater within a Minerals Safeguarding Area, Essex County Council will be consulted to confirm whether the Minerals/Waste infrastructure is temporary or permanent in nature and whether a Minerals Resource Assessment is required.

4.13. Impact on Areas of Defined Open Space

(Sustainability Appraisal Objective 5; Policies DM21, DM24 and DM26)

'Other' Green Space includes (but is not limited to) areas of planned strategic landscape enhances, future recreation areas and Sustainable Drainage Systems (SuDS)

- (5) Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (3) Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (0) The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas of defined Open Space, Country Park or Other Green Space is observed.

4.14. Impact on the Green Belt and Green Wedge

(NPPF section 13, Sustainability Appraisal Objective 14; Strategic Policy S11; Policies DM6 and DM7)

- (5) Site does not lie within the Metropolitan Green Belt or Green Wedge
- (3) Site partially lies within the Metropolitan Green Belt or Green Wedge
- (0) The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge

How this is assessed:

Using the Local Plan GIS map, the area of the promoted site that falls within the Green Belt or Green Wedge is measured.

4.15. Land Classification

(Sustainability Appraisal Objective 7; Strategic Policies S4, S7, S8)

Agricultural Land Classification are as per Natural England's ALC map East Region (ALC008)

- (5) Site is predominantly Previously Developed Land
- (3) Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use
- (0) Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3

How this is assessed:

Using a GIS map with aerial photos, area measurement/s are taken to determine the proportionate ratio of Greenfield land to PDL that make up the promoted site. Greenfield land and PDL are as defined within the NPPF. Using Natural England's map ALC008, the Agricultural Land Classification for the promoted site is observed.

4.16. Impact on Protected Natural Features

(NPPF section 15, Sustainability Appraisal Objectives 1 and 13; Strategic Policy S4; Policies DM13, DM16, DM17 and DM24)

International/national protected natural features include: Ancient Woodland, Special Protection Areas, Special Areas of Conservation, RAMSAR, SSSIs, Marine Conservation Zone, and the Nature Recovery Network.

Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, and Coastal Protection Belt.

- (5) Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features
- (3) Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature
- (0) Site partially or wholly comprises of one or more protected natural features

How is this assessed:

Using the Local Plan GIS map, the shortest distance between the promoted site boundary and the closest locally designated and nationally/internationally designated protected natural feature is measured.

4.17. Impact on Flood Risk

(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18)

Flood Risk Zones are as determined by the Environment Agency

- (5) Site is wholly within Flood Zone 1
- (4) Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1

- (2) Up to 25% of the site area is within Flood Zone 3
- (1) 25%-50% of the site area is within Flood Zone 3
- (0) Over 50% of the site area is within Flood Zone 3

How this is assessed:

Using the Local Plan GIS map – or updated GIS map from the Environment Agency – the areas of the promoted site that fall within Flood Zones 2 and 3 are measured.

4.18. Impact on Air Quality Management Areas

(Sustainability Appraisal Objective 10; Policy DM30)

- (5) Site is in excess of 500m from a designated AQMA
- (3) Site is within 500m from a designated AQMA
- (0) Site is within a designated AQMA

How this is assessed:

Using the Local Plan GIS map, the GIS analytics feature shows a 500m buffer around the designated AQMAs. The relationship between the designation and buffer to the promoted site is then observed.

4.19. Ground Condition Constraints

(Sustainability Appraisal Objective 7; Policy DM30)

The type and level of contamination identified on site provides an indication as to the level of ground treatment required to ensure the development is safe.

- (5) Ground treatment is not expected to be required
- (3) Ground treatment is expected to be required on part of the site
- (0) Ground treatment is expected to be required on the majority (90% or more) of the site

How this is assessed:

Using the Council's Environmental Restrictions GIS map, the proximity of the promoted site to areas of ground contamination can be observed. Areas of promoted sites that lie within areas of ground contamination are considered to require ground treatment.

4.20. Neighbouring Constraints

(Sustainability Appraisal Objective 5; Policy DM29)

For the purpose of this assessment, a site has a neighbouring constraint if existing B2 or B8 use classes are present on or adjacent to the site; if existing sports venues that have large spectator capacity (the racecourse, cricket stadium and Melbourne stadium in particular) are adjacent to the site; or if a major road or dual carriageway runs adjacent to the site.

- (5) Site has no neighbouring constraints
- (3) Site has neighbouring constraints with potential for mitigation
- (0) Site has neighbouring constraints with no potential for mitigation

How this is assessed:

The SHELAA submission form asks for details of current uses on and adjacent to

the promoted site. The information provided by the site promoter in addition to using GIS maps with aerial photos enable the proximity of the promoted site to unsuitable neighbours to be observed. It is assumed, for the benefit of doubt, that there is potential for mitigation unless a B2/B8 use sits on or adjacent to the site or that a major road/dual carriageway runs adjacent to the site.

4.21. **Proximity to Key Services**

(Sustainability Appraisal Objectives 4 and 5; Strategic Policies S5 and S7)

Key services include: GP surgeries, primary and secondary schools, and supermarkets/convenience goods stores

- (5) Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre
- (3) Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre
- (0) Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre

How this is assessed:

Using the Local Plan GIS map, the analytics feature showing walking distances from a promoted site is utilised to observe the proximity of the site to GP surgeries, schools, and convenience stores.

4.22. **Impact on Community Facilities**

(Sustainability Appraisal Objectives 4 and 5; Strategic Policy S5; Policies DM21 and DM22)

- (5) Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (3) Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (0) Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

How this is assessed:

Using the SHELAA submission form and a GIS map, the development proposal is compared against the existing use to determine whether any community uses will be gained or lost. Development that would yield 20 or more dwellings is considered to add strain on existing facilities unless such facilities are incorporated within the proposal

Suitability Scoring

- 4.23. The maximum 'Suitability' score for sites assessed under the Residential Criteria is 100 (i.e. 20 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, a Suitability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

4.24. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Availability Criteria

4.25. Ownership

- (5) Held by developer/willing owner/public sector
- (3) Promoter has an option to purchase site or collaborate with existing owner
- (0) Known to be in particularly complex/multiple ownership

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where there is uncertainty, the site promoter will be contacted to clarify.

4.26. Land Condition

- (5) Vacant land and buildings
- (4) Established single use
- (3) Low intensity land use
- (2) Established multiple uses

How this is assessed:

Using the SHELAA submission form in conjunction with GIS maps, the current use of the land is determined.

4.27. Legal Constraints

- (5) Site does not face any known legal issues
- (3) Site may possibly face legal issues
- (0) Site faces known legal issues

How this is assessed:

This is determined using details provided within the SHELAA submission form. GIS maps are also used to identify if ransom strips exist.

Availability Scoring

4.28. The maximum unweighted 'Availability' score for sites assessed under the Residential Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow

- Sites scoring less than 40% are Amber

4.29. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Achievability Criteria

4.30. **Viability**

- (5) Development is likely viable
- (3) Development is marginal
- (0) Development is likely unviable

How this is assessed:

Using the SHELAA Viability Study, the site is algorithmically attributed a typology. Where each typology has then been appraised as either likely viable, marginal, or likely unviable, the appropriate category is attributed to the site.

4.31. **Timescale for Deliverability**

- (5) Up to 5 years
- (4) Over 5 years

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where these details are not provided, the assessing officer makes a judgement based upon whether any mitigation is required, and the yield of dwellings anticipated.

Achievability Scoring

4.32. The maximum unweighted 'Achievability' score for sites assessed under the Residential Criteria is 10 (i.e. 2 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, an Achievability RAG rating will then be attributed as follows:

- Sites scoring 100% or over are Green
- Sites scoring 60%-99% are Yellow
- Sites scoring less than 60% are Amber

4.33. In exceptional circumstances, achievability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

5. Employment Criteria

- 5.1. Any sites that have been promoted for an employment use will be assessed against the Suitability, Availability and Achievability criteria detailed below. For the purpose for this assessment, this includes proposals for hotels and travelling show person sites.

Suitability Criteria

- 5.2. Note that any underlined criteria represent where Policy Constraints are in place. If a site achieves a score of (0) against such criteria, the site will be capped at an Amber or Red RAG rating dependent on whether the site is contrary to local or national policy.

5.3. **Public Transport**

(Sustainability Appraisal Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)

Public transport services consist of proposed/existing bus stops, rail stations and park and ride facilities

- (5) Site is within 400m walking distance of one or more services
- (0) Site is in excess of 400m walking distance from all services

How this is assessed:

Using a combination of the Local Plan GIS map and Essex Highways maps (<https://www.essexhighways.org/getting-around>), the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a bus stop, rail station and park and ride facility.

5.4. **PROW and Cycling Connectivity**

(Sustainability Appraisal Objectives 5 and 6; Strategic Policies S2 and S9; Policies DM20 and DM24)

- (5) Site is within 100m walking distance to either a PROW or cycle network
- (0) Site is not connected to either an existing PROW or cycle network

How this is assessed:

Using the Essex Highways map (<https://www.essexhighways.org/getting-around>), the distance between the boundary of the site and the nearest PROW and cycle path is measured.

5.5. **Vehicle Access**

(Strategic Policies S9 and S10; Policy DM20)

- (5) A route exists enabling vehicle access into/adjacent to the site
- (3) There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site
- (0) There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site

How this is assessed:

Using a standard GIS (or OS) map, it is observed whether the existing road network connects to the site and if not, whether any physical features (such as a river, or housing, or protected areas) exist that would prevent implementation of an access route.

5.6. Strategic Road Access

(Sustainability Appraisal Objective 6, Strategic Policies S7 and S9)

- (5) Site has direct access to or is adjacent to the strategic road network
- (4) Site has direct access to or is adjacent to a primary road network
- (2) Site has direct access to or is adjacent to a safeguarded trunk road or B-road
- (0) Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road

How this is assessed:

Using a standard GIS (or OS) map, it is observed whether the existing road network connects or can be connected to the site and if so, what type of road network this is.

5.7. Impact on Designated Heritage Assets

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM13 and DM24)

Designated heritage assets include: Grade 1 listed buildings, Grade 2* listed buildings, Grade 2 listed buildings, Scheduled Ancient Monuments, Registered Parks or Gardens of Special Historic Interest, Conservation Areas

- (5) Site does not contain any designated heritage assets
- (3) Site is adjacent to one or more designated heritage assets
- (0) Site contains one or more designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map (<https://historicengland.org.uk/listing/the-list/>) is used to observe the proximity of the site to any Listed Buildings.

5.8. Impact on Non-Designated Heritage Assets

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM14 and DM24)

Non-designated heritage assets include: protected lanes, buildings of local land value and the inventory of landscape of local interest

- (5) Site does not contain any non-designated heritage assets
- (3) Site is adjacent to one or more non-designated heritage assets
- (0) Site contains one or more non-designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to protected lanes is observed. Essex Garden Trust's Historic Designated Landscapes of Essex Handbook is used to observe the proximity of the site to a landscape of local interest. The Register of Buildings of Local Value is used to identify such assets, with proximity of these to the site observed using a GIS map.

5.9. Impact on Archaeological Assets

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM15 and DM24)

- (5) Site is not thought to contain any assets of archaeological interest
- (3) Site is thought to be adjacent to one or more assets of archaeological interest
- (0) Site is thought to contain one or more assets of archaeological interest

How this is assessed:

Using the Council's Monuments & Geological Sites GIS map, the proximity of the promoted site to identified archaeological sites is observed. Where there is uncertainty, the Council's Heritage Officer will be consulted.

5.10. Mineral and Waste Constraints

(Sustainability Appraisal Objective 12; Policy DM30; Essex Mineral Plan; Essex and Southend-on-Sea Waste Plan)

- (5) Less than 5ha of a site is within a Minerals Safeguarding Area, Minerals Consultation Area and/or a Waste Consultation Area
- (4) Site is wholly or partially within an identified Minerals Consultation Area and/or a Waste Consultation Area but planning permission for the safeguarded uses would have expired prior to the intended delivery of development, the safeguarded use has otherwise ceased, and the site or infrastructure is considered unsuitable for a subsequent minerals and/or waste use
- (2) Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment
- (0) Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development

How this is assessed:

Using the Local Plan GIS map alongside GIS information provided by Essex County Council, the proximity of promoted sites to identified Minerals Safeguarding Areas, Minerals Consultation Areas and Waste Consultation Areas is observed. Where a promoted site lies within a Minerals or Waste Consultation Area or has an area of 5ha or greater within a Minerals Safeguarding Area, Essex County Council will be consulted to confirm whether the Minerals/Waste infrastructure is temporary or permanent in nature and whether a Minerals Resource Assessment is required.

5.11. Impact on Areas of Defined Open Space

(Sustainability Appraisal Objective 5; Policies DM21, DM24 and DM26)

'Other' Green Space includes (but is not limited to) areas of planned strategic landscape enhances, future recreation areas and Sustainable Drainage Systems (SuDS)

- (5) Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (3) Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (0) The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas of defined Open Space, Country Park or Other Green Space is observed.

5.12. Impact on the Green Belt and Green Wedge

(NPPF section 13, Sustainability Appraisal Objective 14; Strategic Policy S11; Policies DM6 and DM7)

- (5) Site does not lie within the Metropolitan Green Belt or Green Wedge
- (3) Site partially lies within the Metropolitan Green Belt or Green Wedge
- (0) The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge

How this is assessed:

Using the Local Plan GIS map, the area of the promoted site that falls within the Green Belt or Green Wedge is measured.

5.13. Land Classification

(Sustainability Appraisal Objective 7; Strategic Policies S4, S7, S8)

Agricultural Land Classification are as per Natural England's ALC map East Region (ALC008)

- (5) Site is predominantly Previously Developed Land
- (3) Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use
- (0) Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3

How this is assessed:

Using a GIS map with aerial photos, area measurement/s are taken to determine the proportionate ratio of Greenfield land to PDL that make up the promoted site. Greenfield land and PDL are as defined within the NPPF. Using Natural England's map ALC008, the Agricultural Land Classification for the promoted site is observed.

5.14. Impact on Protected Natural Features

(NPPF section 15, Sustainability Appraisal Objectives 1 and 13; Strategic Policy S4; Policies DM13, DM16, DM17 and DM24)

International/national protected natural features include: Ancient Woodland, Special Protection Areas, Special Areas of Conservation, RAMSAR, SSSIs,

Marine Conservation Zone, and the Nature Recovery Network.

Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, and Coastal Protection Belt.

- (5) Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features
- (3) Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature
- (0) Site partially or wholly comprises of one or more protected natural features

How is this assessed:

Using the Local Plan GIS map, the shortest distance between the promoted site boundary and the closest locally designated and nationally/internationally designated protected natural feature is measured.

5.15. Impact on Flood Risk

(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18)

Flood Risk Zones are as determined by the Environment Agency

- (5) Site is wholly within Flood Zone 1
- (4) Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1
- (2) Up to 25% of the site area is within Flood Zone 3
- (1) 25%-50% of the site area is within Flood Zone 3
- (0) Over 50% of the site area is within Flood Zone 3

How this is assessed:

Using the Local Plan GIS map – or updated GIS map from the Environment Agency – the areas of the promoted site that fall within Flood Zones 2 and 3 are measured.

5.16. Impact on Air Quality Management Areas

(Sustainability Appraisal Objective 10; Policy DM30)

- (5) Site is in excess of 500m from a designated AQMA
- (3) Site is within 500m from a designated AQMA
- (0) Site is within a designated AQMA

How this is assessed:

Using the Local Plan GIS map, the GIS analytics feature shows a 500m buffer around the designated AQMAs. The relationship between the designation and buffer to the promoted site is then observed.

5.17. Ground Condition Constraints

(Sustainability Appraisal Objective 7; Policy DM30)

The type and level of contamination identified on site provides an indication as to the level of ground treatment required to ensure the development is safe.

- (5) Ground treatment is not expected to be required
- (3) Ground treatment is expected to be required on part of the site

- (0) Ground treatment is expected to be required on the majority (90% or more) of the site

How this is assessed:

Using the Council's Environmental Restrictions GIS map, the proximity of the promoted site to areas of ground contamination can be observed. Areas of promoted sites that lie within areas of ground contamination are considered to require ground treatment.

5.18. **Impact on Community Facilities**

(Sustainability Appraisal Objectives 4 and 5; Strategic Policy S5; Policies DM21 and DM22)

- (5) Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (3) Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (0) Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

How this is assessed:

Using the SHELAA submission form and a GIS map, the development proposal is compared against the existing use to determine whether any community uses will be gained or lost. Development that would yield 20 or more dwellings is considered to add strain on existing facilities unless such facilities are incorporated within the proposal

Suitability Scoring

5.19. The maximum 'Suitability' score for sites assessed under the Employment Criteria is 80 (i.e. 16 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, a Suitability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

5.20. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Availability Criteria

5.21. **Ownership**

- (5) Held by developer/willing owner/public sector

- (3) Promoter has an option to purchase site or collaborate with existing owner
- (0) Known to be in particularly complex/multiple ownership

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where there is uncertainty, the site promoter will be contacted to clarify.

5.22. Land Condition

- (5) Vacant land and buildings
- (4) Established single use
- (3) Low intensity land use
- (2) Established multiple uses

How this is assessed:

Using the SHELAA submission form in conjunction with GIS maps, the current use of the land is determined.

5.23. Legal Constraints

- (5) Site does not face any known legal issues
- (3) Site may possibly face legal issues
- (0) Site faces known legal issues

How this is assessed:

This is determined using details provided within the SHELAA submission form. GIS maps are also used to identify if ransom strips exist.

Availability Scoring

5.24. The maximum unweighted 'Availability' score for sites assessed under the Employment Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

5.25. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Achievability Criteria

5.26. Viability

- (5) Development is likely viable
- (3) Development is marginal
- (0) Development is likely unviable

How this is assessed:

Using the SHELAA Viability Study, the site is algorithmically attributed a typology. Where each typology has then been appraised as either likely viable, marginal, or likely unviable, the appropriate category is attributed to the site.

5.27. **Timescale for Deliverability**

- (5) Up to 5 years
- (4) Over 5 years

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where these details are not provided, the assessing officer makes a judgement based upon whether any mitigation is required, and the yield of dwellings anticipated.

Achievability Scoring

5.28. The maximum unweighted 'Achievability' score for sites assessed under the Employment Criteria is 10 (i.e. 2 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, an Achievability RAG rating will then be attributed as follows:

- Sites scoring 100% or over are Green
- Sites scoring 60%-99% are Yellow
- Sites scoring less than 60% are Amber

5.29. In exceptional circumstances, achievability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

6. Retail Criteria

- 6.1. Any sites that have been promoted for a retail use will be assessed against the Suitability, Availability and Achievability criteria detailed below.

Suitability Criteria

- 6.2. Note that any underlined criteria represent where Policy Constraints are in place. If a site achieves a score of (0) against such criteria, the site will be capped at an Amber or Red RAG rating dependent on whether the site is contrary to local or national policy.

6.3. **Public Transport**

(Sustainability Appraisal Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)

Public transport services consist of proposed/existing bus stops, rail stations and park and ride facilities

- (5) Site is within 400m walking distance of one or more services
- (0) Site is in excess of 400m walking distance from all services

How this is assessed:

Using a combination of the Local Plan GIS map and Essex Highways maps (<https://www.essexhighways.org/getting-around>), the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a bus stop, rail station and park and ride facility.

6.4. **PROW and Cycling Connectivity**

(Sustainability Appraisal Objectives 5 and 6; Strategic Policies S2 and S9; Policies DM20 and DM24)

- (5) Site is within 100m walking distance to either a PROW or cycle network
- (0) Site is not connected to either an existing PROW or cycle network

How this is assessed:

Using the Essex Highways map (<https://www.essexhighways.org/getting-around>), the distance between the boundary of the site and the nearest PROW and cycle path is measured.

6.5. **Vehicle Access**

(Strategic Policies S9 and S10; Policy DM20)

- (5) A route exists enabling vehicle access into/adjacent to the site
- (3) There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site
- (0) There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site

How this is assessed:

Using a standard GIS (or OS) map, it is observed whether the existing road

network connects to the site and if not, whether any physical features (such as a river, or housing, or protected areas) exist that would prevent implementation of an access route.

6.6. Impact on Designated Heritage Assets

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM13 and DM24)

Designated heritage assets include: Grade 1 listed buildings, Grade 2* listed buildings, Grade 2 listed buildings, Scheduled Ancient Monuments, Registered Parks or Gardens of Special Historic Interest, Conservation Areas

- (5) Site does not contain any designated heritage assets
- (3) Site is adjacent to one or more designated heritage assets
- (0) Site contains one or more designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map (<https://historicengland.org.uk/listing/the-list/>) is used to observe the proximity of the site to any Listed Buildings.

6.7. Impact on Non-Designated Heritage Assets

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM14 and DM24)

Non-designated heritage assets include: protected lanes, buildings of local land value and the inventory of landscape of local interest

- (5) Site does not contain any non-designated heritage assets
- (3) Site is adjacent to one or more non-designated heritage assets
- (0) Site contains one or more non-designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to protected lanes is observed. Essex Garden Trust's Historic Designated Landscapes of Essex Handbook is used to observe the proximity of the site to a landscape of local interest. The Register of Buildings of Local Value is used to identify such assets, with proximity of these to the site observed using a GIS map.

6.8. Impact on Archaeological Assets

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM15 and DM24)

- (5) Site is not thought to contain any assets of archaeological interest
- (3) Site is thought to be adjacent to one or more assets of archaeological interest
- (0) Site is thought to contain one or more assets of archaeological interest

How this is assessed:

Using the Council's Monuments & Geological Sites GIS map, the proximity of the promoted site to identified archaeological sites is observed. Where there is uncertainty, the Council's Heritage Officer will be consulted.

6.9. **Mineral and Waste Constraints**

(Sustainability Appraisal Objective 12; Policy DM30; Essex Mineral Plan; Essex and Southend-on-Sea Waste Plan)

- (5) Less than 5ha of a site is within a Minerals Safeguarding Area, Minerals Consultation Area and/or a Waste Consultation Area
- (4) Site is wholly or partially within an identified Minerals Consultation Area and/or a Waste Consultation Area but planning permission for the safeguarded uses would have expired prior to the intended delivery of development, the safeguarded use has otherwise ceased, and the site or infrastructure is considered unsuitable for a subsequent minerals and/or waste use
- (2) Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment
- (0) Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development

How this is assessed:

Using the Local Plan GIS map alongside GIS information provided by Essex County Council, the proximity of promoted sites to identified Minerals Safeguarding Areas, Minerals Consultation Areas and Waste Consultation Areas is observed. Where a promoted site lies within a Minerals or Waste Consultation Area or has an area of 5ha or greater within a Minerals Safeguarding Area, Essex County Council will be consulted to confirm whether the Minerals/Waste infrastructure is temporary or permanent in nature and whether a Minerals Resource Assessment is required.

6.10. **Impact on Areas of Defined Open Space**

(Sustainability Appraisal Objective 5; Policies DM21, DM24 and DM26)

'Other' Green Space includes (but is not limited to) areas of planned strategic landscape enhances, future recreation areas and Sustainable Drainage Systems (SuDS)

- (5) Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (3) Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (0) The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas of defined Open Space, Country Park or Other Green Space is observed.

6.11. **Impact on the Green Belt and Green Wedge**

(NPPF section 13, Sustainability Appraisal Objective 14; Strategic Policy S11; Policies DM6 and DM7)

- (5) Site does not lie within the Metropolitan Green Belt or Green Wedge

- (3) Site partially lies within the Metropolitan Green Belt or Green Wedge
- (0) The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge

How this is assessed:

Using the Local Plan GIS map, the area of the promoted site that falls within the Green Belt or Green Wedge is measured.

6.12. Land Classification

(Sustainability Appraisal Objective 7; Strategic Policies S4, S7, S8)

Agricultural Land Classification are as per Natural England's ALC map East Region (ALC008)

- (5) Site is predominantly Previously Developed Land
- (3) Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use
- (0) Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3

How this is assessed:

Using a GIS map with aerial photos, area measurement/s are taken to determine the proportionate ratio of Greenfield land to PDL that make up the promoted site. Greenfield land and PDL are as defined within the NPPF. Using Natural England's map ALC008, the Agricultural Land Classification for the promoted site is observed.

6.13. Impact on Protected Natural Features

(NPPF section 15, Sustainability Appraisal Objectives 1 and 13; Strategic Policy S4; Policies DM13, DM16, DM17 and DM24)

International/national protected natural features include: Ancient Woodland, Special Protection Areas, Special Areas of Conservation, RAMSAR, SSSIs, Marine Conservation Zone, and the Nature Recovery Network.

Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, and Coastal Protection Belt.

- (5) Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features
- (3) Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature
- (0) Site partially or wholly comprises of one or more protected natural features

How is this assessed:

Using the Local Plan GIS map, the shortest distance between the promoted site boundary and the closest locally designated and nationally/internationally designated protected natural feature is measured.

6.14. **Impact on Flood Risk**

(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18)
Flood Risk Zones are as determined by the Environment Agency

- (5) Site is wholly within Flood Zone 1
- (4) Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1
- (2) Up to 25% of the site area is within Flood Zone 3
- (1) 25%-50% of the site area is within Flood Zone 3
- (0) Over 50% of the site area is within Flood Zone 3

How this is assessed:

Using the Local Plan GIS map – or updated GIS map from the Environment Agency – the areas of the promoted site that fall within Flood Zones 2 and 3 are measured.

6.15. **Impact on Air Quality Management Areas**

(Sustainability Appraisal Objective 10; Policy DM30)

- (5) Site is in excess of 500m from a designated AQMA
- (3) Site is within 500m from a designated AQMA
- (0) Site is within a designated AQMA

How this is assessed:

Using the Local Plan GIS map, the GIS analytics feature shows a 500m buffer around the designated AQMAs. The relationship between the designation and buffer to the promoted site is then observed.

6.16. **Ground Condition Constraints**

(Sustainability Appraisal Objective 7; Policy DM30)

The type and level of contamination identified on site provides an indication as to the level of ground treatment required to ensure the development is safe.

- (5) Ground treatment is not expected to be required
- (3) Ground treatment is expected to be required on part of the site
- (0) Ground treatment is expected to be required on the majority (90% or more) of the site

How this is assessed:

Using the Council's Environmental Restrictions GIS map, the proximity of the promoted site to areas of ground contamination can be observed. Areas of promoted sites that lie within areas of ground contamination are considered to require ground treatment.

6.17. **Impact on Community Facilities**

(Sustainability Appraisal Objectives 4 and 5; Strategic Policy S5; Policies DM21 and DM22)

- (5) Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

- (3) Development would put additional strain on but not result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (0) Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

How this is assessed:

Using the SHELAA submission form and a GIS map, the development proposal is compared against the existing use to determine whether any community uses will be gained or lost. Development that would yield 20 or more dwellings is considered to add strain on existing facilities unless such facilities are incorporated within the proposal

Suitability Scoring

6.18. The maximum 'Suitability' score for sites assessed under the Retail Criteria is 75 (i.e. 15 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, a Suitability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

6.19. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Availability Criteria

6.20. Ownership

- (5) Held by developer/willing owner/public sector
- (3) Promoter has an option to purchase site or collaborate with existing owner
- (0) Known to be in particularly complex/multiple ownership

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where there is uncertainty, the site promoter will be contacted to clarify.

6.21. Land Condition

- (5) Vacant land and buildings
- (4) Established single use
- (3) Low intensity land use
- (2) Established multiple uses

How this is assessed:

Using the SHELAA submission form in conjunction with GIS maps, the current use of the land is determined.

6.22. Legal Constraints

- (5) Site does not face any known legal issues
- (3) Site may possibly face legal issues
- (0) Site faces known legal issues

How this is assessed:

This is determined using details provided within the SHELAA submission form. GIS maps are also used to identify if ransom strips exist.

Availability Scoring

6.23. The maximum unweighted 'Availability' score for sites assessed under the Retail Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

6.24. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Achievability Criteria

6.25. Viability

- (5) Development is likely viable
- (3) Development is marginal
- (0) Development is likely unviable

How this is assessed:

Using the SHELAA Viability Study, the site is algorithmically attributed a typology. Where each typology has then been appraised as either likely viable, marginal, or likely unviable, the appropriate category is attributed to the site.

6.26. Timescale for Deliverability

- (5) Up to 5 years
- (4) Over 5 years

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where these details are not provided, the assessing officer makes a judgement

based upon whether any mitigation is required, and the yield of dwellings anticipated.

Achievability Scoring

6.27. The maximum unweighted 'Achievability' score for sites assessed under the Retail Criteria is 10 (i.e. 2 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, an Achievability RAG rating will then be attributed as follows:

- Sites scoring 100% or over are Green
- Sites scoring 60%-99% are Yellow
- Sites scoring less than 60% are Amber

6.28. In exceptional circumstances, achievability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

7. Community Facility Criteria

- 7.1. Any sites that have been promoted for a community facility will be assessed against the Suitability, Availability and Achievability criteria detailed below. For the purpose for this assessment, this includes proposals for education, healthcare, places of worship, sports, leisure, or recreation facilities.

Suitability Criteria

- 7.2. Note that any underlined criteria represent where Policy Constraints are in place. If a site achieves a score of (0) against such criteria, the site will be capped at an Amber or Red RAG rating dependent on whether the site is contrary to local or national policy.

7.3. **Proximity to Employment Areas**

(Strategic Policy S8; Policies DM4 and DM29)

- (5) Site is outside of any existing/proposed employment allocation
- (3) Site is adjacent to an existing/proposed employment allocation
- (0) Site is wholly/partially located within an existing/proposed employment allocation

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas labelled Proposed Employment Area, Existing Employment Area and rural Employment Area is observed.

7.4. **Impact on Retail Areas**

(Strategic Policy S12; Policy DM5)

- (5) Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres
- (0) Development would result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres

How this is assessed:

Using the Local Plan GIS map, the site is checked to see if it falls within the City Centre, South Woodham Ferrers Town Centre or a designated Neighbourhood Centre. If so, information submitted by the promoter is used to determine whether loss of shops or services would occur.

7.5. **Public Transport**

(Sustainability Appraisal Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)

Public transport services consist of proposed/existing bus stops, rail stations and park and ride facilities

- (5) Site is within 400m walking distance of one or more services

- (0) Site is in excess of 400m walking distance from all services

How this is assessed:

Using a combination of the Local Plan GIS map and Essex Highways maps (<https://www.essexhighways.org/getting-around>), the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a bus stop, rail station and park and ride facility.

7.6. PROW and Cycling Connectivity

(Sustainability Appraisal Objectives 5 and 6; Strategic Policies S2 and S9; Policies DM20 and DM24)

- (5) Site is within 100m walking distance to either a PROW or cycle network
- (0) Site is not connected to either an existing PROW or cycle network

How this is assessed:

Using the Essex Highways map (<https://www.essexhighways.org/getting-around>), the distance between the boundary of the site and the nearest PROW and cycle path is measured.

7.7. Vehicle Access

(Strategic Policies S9 and S10; Policy DM20)

- (5) A route exists enabling vehicle access into/adjacent to the site
- (3) There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site
- (0) There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site

How this is assessed:

Using a standard GIS (or OS) map, it is observed whether the existing road network connects to the site and if not, whether any physical features (such as a river, or housing, or protected areas) exist that would prevent implementation of an access route.

7.8. Impact on Designated Heritage Assets

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM13 and DM24)

Designated heritage assets include: Grade 1 listed buildings, Grade 2* listed buildings, Grade 2 listed buildings, Scheduled Ancient Monuments, Registered Parks or Gardens of Special Historic Interest, Conservation Areas

- (5) Site does not contain any designated heritage assets
- (3) Site is adjacent to one or more designated heritage assets
- (0) Site contains one or more designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map

[\(https://historicensland.org.uk/listing/the-list/\)](https://historicensland.org.uk/listing/the-list/) is used to observe the proximity of the site to any Listed Buildings.

7.9. **Impact on Non-Designated Heritage Assets**

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM14 and DM24)

Non-designated heritage assets include: protected lanes, buildings of local land value and the inventory of landscape of local interest

- (5) Site does not contain any non-designated heritage assets
- (3) Site is adjacent to one or more non-designated heritage assets
- (0) Site contains one or more non-designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to protected lanes is observed. Essex Garden Trust's Historic Designated Landscapes of Essex Handbook is used to observe the proximity of the site to a landscape of local interest. The Register of Buildings of Local Value is used to identify such assets, with proximity of these to the site observed using a GIS map.

7.10. **Impact on Archaeological Assets**

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM15 and DM24)

- (5) Site is not thought to contain any assets of archaeological interest
- (3) Site is thought to be adjacent to one or more assets of archaeological interest
- (0) Site is thought to contain one or more assets of archaeological interest

How this is assessed:

Using the Council's Monuments & Geological Sites GIS map, the proximity of the promoted site to identified archaeological sites is observed. Where there is uncertainty, the Council's Heritage Officer will be consulted.

7.11. **Mineral and Waste Constraints**

(Sustainability Appraisal Objective 12; Policy DM30; Essex Mineral Plan; Essex and Southend-on-Sea Waste Plan)

- (5) Less than 5ha of a site is within a Minerals Safeguarding Area, Minerals Consultation Area and/or a Waste Consultation Area
- (4) Site is wholly or partially within an identified Minerals Consultation Area and/or a Waste Consultation Area but planning permission for the safeguarded uses would have expired prior to the intended delivery of development, the safeguarded use has otherwise ceased, and the site or infrastructure is considered unsuitable for a subsequent minerals and/or waste use
- (2) Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment
- (0) Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development

How this is assessed:

Using the Local Plan GIS map alongside GIS information provided by Essex County Council, the proximity of promoted sites to identified Minerals Safeguarding Areas, Minerals Consultation Areas and Waste Consultation Areas is observed. Where a promoted site lies within a Minerals or Waste Consultation Area or has an area of 5ha or greater within a Minerals Safeguarding Area, Essex County Council will be consulted to confirm whether the Minerals/Waste infrastructure is temporary or permanent in nature and whether a Minerals Resource Assessment is required.

7.12. Impact on Areas of Defined Open Space

(Sustainability Appraisal Objective 5; Policies DM21, DM24 and DM26)

'Other' Green Space includes (but is not limited to) areas of planned strategic landscape enhances, future recreation areas and Sustainable Drainage Systems (SuDS)

- (5) Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (3) Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (0) The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas of defined Open Space, Country Park or Other Green Space is observed.

7.13. Impact on the Green Belt and Green Wedge

(NPPF section 13, Sustainability Appraisal Objective 14; Strategic Policy S11; Policies DM6 and DM7)

- (5) Site does not lie within the Metropolitan Green Belt or Green Wedge
- (3) Site partially lies within the Metropolitan Green Belt or Green Wedge
- (0) The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge

How this is assessed:

Using the Local Plan GIS map, the area of the promoted site that falls within the Green Belt or Green Wedge is measured.

7.14. Land Classification

(Sustainability Appraisal Objective 7; Strategic Policies S4, S7, S8)

Agricultural Land Classification are as per Natural England's ALC map East Region (ALC008)

- (5) Site is predominantly Previously Developed Land
- (3) Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use
- (0) Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3

How this is assessed:

Using a GIS map with aerial photos, area measurement/s are taken to determine the proportionate ratio of Greenfield land to PDL that make up the promoted site. Greenfield land and PDL are as defined within the NPPF. Using Natural England's map ALC008, the Agricultural Land Classification for the promoted site is observed.

7.15. Impact on Protected Natural Features

(NPPF section 15, Sustainability Appraisal Objectives 1 and 13; Strategic Policy S4; Policies DM13, DM16, DM17 and DM24)

International/national protected natural features include: Ancient Woodland, Special Protection Areas, Special Areas of Conservation, RAMSAR, SSSIs, Marine Conservation Zone, and the Nature Recovery Network.

Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, and Coastal Protection Belt.

- (5) Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features
- (3) Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature
- (0) Site partially or wholly comprises of one or more protected natural features

How is this assessed:

Using the Local Plan GIS map, the shortest distance between the promoted site boundary and the closest locally designated and nationally/internationally designated protected natural feature is measured.

7.16. Impact on Flood Risk

(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18)

Flood Risk Zones are as determined by the Environment Agency

- (5) Site is wholly within Flood Zone 1
- (4) Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1
- (2) Up to 25% of the site area is within Flood Zone 3
- (1) 25%-50% of the site area is within Flood Zone 3
- (0) Over 50% of the site area is within Flood Zone 3

How this is assessed:

Using the Local Plan GIS map – or updated GIS map from the Environment Agency – the areas of the promoted site that fall within Flood Zones 2 and 3 are measured.

7.17. Impact on Air Quality Management Areas

(Sustainability Appraisal Objective 10; Policy DM30)

- (5) Site is in excess of 500m from a designated AQMA
- (3) Site is within 500m from a designated AQMA
- (0) Site is within a designated AQMA

How this is assessed:

Using the Local Plan GIS map, the GIS analytics feature shows a 500m buffer around the designated AQMAs. The relationship between the designation and buffer to the promoted site is then observed.

7.18. **Ground Condition Constraints**

(Sustainability Appraisal Objective 7; Policy DM30)

The type and level of contamination identified on site provides an indication as to the level of ground treatment required to ensure the development is safe.

- (5) Ground treatment is not expected to be required
- (3) Ground treatment is expected to be required on part of the site
- (0) Ground treatment is expected to be required on the majority (90% or more) of the site

How this is assessed:

Using the Council's Environmental Restrictions GIS map, the proximity of the promoted site to areas of ground contamination can be observed. Areas of promoted sites that lie within areas of ground contamination are considered to require ground treatment.

7.19. **Impact on Community Facilities**

(Sustainability Appraisal Objectives 4 and 5; Strategic Policy S5; Policies DM21 and DM22)

- (5) Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (3) Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (0) Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

How this is assessed:

Using the SHELAA submission form and a GIS map, the development proposal is compared against the existing use to determine whether any community uses will be gained or lost. Development that would yield 20 or more dwellings is considered to add strain on existing facilities unless such facilities are incorporated within the proposal

Suitability Scoring

7.20. The maximum 'Suitability' score for sites assessed under the Community Facility Criteria is 85 (i.e. 17 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, a Suitability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow

- Sites scoring less than 40% are Amber

7.21. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Availability Criteria

7.22. Ownership

- (5) Held by developer/willing owner/public sector
- (3) Promoter has an option to purchase site or collaborate with existing owner
- (0) Known to be in particularly complex/multiple ownership

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where there is uncertainty, the site promoter will be contacted to clarify.

7.23. Land Condition

- (5) Vacant land and buildings
- (4) Established single use
- (3) Low intensity land use
- (2) Established multiple uses

How this is assessed:

Using the SHELAA submission form in conjunction with GIS maps, the current use of the land is determined.

7.24. Legal Constraints

- (5) Site does not face any known legal issues
- (3) Site may possibly face legal issues
- (0) Site faces known legal issues

How this is assessed:

This is determined using details provided within the SHELAA submission form. GIS maps are also used to identify if ransom strips exist.

Availability Scoring

7.25. The maximum unweighted 'Availability' score for sites assessed under the Community Facility Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

- 7.26. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Achievability Criteria

7.27. **Viability**

- (5) Development is likely viable
- (3) Development is marginal
- (0) Development is likely unviable

How this is assessed:

Viability for this use is determined based upon supporting documentation provided by promoters. Where this is not provided or there is an undetermined outcome, viability is deemed marginal and further viability testing is recommended if site comes forward.

7.28. **Timescale for Deliverability**

- (5) Up to 5 years
- (4) Over 5 years

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where these details are not provided, the assessing officer makes a judgement based upon whether any mitigation is required, and the yield of dwellings anticipated.

Achievability Scoring

- 7.29. The maximum unweighted 'Achievability' score for sites assessed under the Community Facility Criteria is 10 (i.e. 2 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, an Achievability RAG rating will then be attributed as follows:

- Sites scoring 100% or over are Green
- Sites scoring 60%-99% are Yellow
- Sites scoring less than 60% are Amber

- 7.30. In exceptional circumstances, achievability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

8. Mixed Uses Criteria

- 8.1. Any sites that have been promoted for a mix of residential and at least one of: employment, retail or community facility use, will be assessed against the Suitability, Availability and Achievability criteria detailed below.

Suitability Criteria

- 8.2. Note that any underlined criteria represent where Policy Constraints are in place. If a site achieves a score of (0) against such criteria, the site will be capped at an Amber or Red RAG rating dependent on whether the site is contrary to local or national policy.

8.3. **Proximity to Employment Areas**

(Strategic Policy S8; Policies DM4 and DM29)

- (5) Site is outside of any existing/proposed employment allocation
- (3) Site is adjacent to an existing/proposed employment allocation
- (0) Site is wholly/partially located within an existing/proposed employment allocation

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas labelled Proposed Employment Area, Existing Employment Area and rural Employment Area is observed.

8.4. **Impact on Retail Areas**

(Strategic Policy S12; Policy DM5)

- (5) Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres
- (0) Development would result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres

How this is assessed:

Using the Local Plan GIS map, the site is checked to see if it falls within the City Centre, South Woodham Ferrers Town Centre or a designated Neighbourhood Centre. If so, information submitted by the promoter is used to determine whether loss of shops or services would occur.

8.5. **Proximity to the Workplace**

(Sustainability Appraisal Objective 3; Strategic Policies S7 and S8)

- (5) Site is within 2km walking distance of an employment allocation
- (0) Site is in excess of 2km walking distance of an employment allocation

How this is assessed:

Using the Local Plan GIS map, the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a Proposed Employment Area, Existing Employment Area or Rural Employment Area.

8.6. **Public Transport**

(Sustainability Appraisal Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)

Public transport services consist of proposed/existing bus stops, rail stations and park and ride facilities

- (5) Site is within 400m walking distance of one or more services
- (0) Site is in excess of 400m walking distance from all services

How this is assessed:

Using a combination of the Local Plan GIS map and Essex Highways maps (<https://www.essexhighways.org/getting-around>), the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a bus stop, rail station and park and ride facility.

8.7. **PROW and Cycling Connectivity**

(Sustainability Appraisal Objectives 5 and 6; Strategic Policies S2 and S9; Policies DM20 and DM24)

- (5) Site is within 100m walking distance to either a PROW or cycle network
- (0) Site is not connected to either an existing PROW or cycle network

How this is assessed:

Using the Essex Highways map (<https://www.essexhighways.org/getting-around>), the distance between the boundary of the site and the nearest PROW and cycle path is measured.

8.8. **Vehicle Access**

(Strategic Policies S9 and S10; Policy DM20)

- (5) A route exists enabling vehicle access into/adjacent to the site
- (3) There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site
- (0) There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site

How this is assessed:

Using a standard GIS (or OS) map, it is observed whether the existing road network connects to the site and if not, whether any physical features (such as a river, or housing, or protected areas) exist that would prevent implementation of an access route.

8.9. **Strategic Road Access**

(Sustainability Appraisal Objective 6, Strategic Policies S7 and S9)

- (5) Site has direct access to or is adjacent to the strategic road network
- (4) Site has direct access to or is adjacent to a primary road network

- (2) Site has direct access to or is adjacent to a safeguarded trunk road or B-road
- (0) Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road

How this is assessed:

Using a standard GIS (or OS) map, it is observed whether the existing road network connects or can be connected to the site and if so, what type of road network this is.

8.10. **Impact on Designated Heritage Assets**

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM13 and DM24)

Designated heritage assets include: Grade 1 listed buildings, Grade 2* listed buildings, Grade 2 listed buildings, Scheduled Ancient Monuments, Registered Parks or Gardens of Special Historic Interest, Conservation Areas

- (5) Site does not contain any designated heritage assets
- (3) Site is adjacent to one or more designated heritage assets
- (0) Site contains one or more designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map (<https://historicengland.org.uk/listing/the-list/>) is used to observe the proximity of the site to any Listed Buildings.

8.11. **Impact on Non-Designated Heritage Assets**

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM14 and DM24)

Non-designated heritage assets include: protected lanes, buildings of local land value and the inventory of landscape of local interest

- (5) Site does not contain any non-designated heritage assets
- (3) Site is adjacent to one or more non-designated heritage assets
- (0) Site contains one or more non-designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to protected lanes is observed. Essex Garden Trust's Historic Designated Landscapes of Essex Handbook is used to observe the proximity of the site to a landscape of local interest. The Register of Buildings of Local Value is used to identify such assets, with proximity of these to the site observed using a GIS map.

8.12. **Impact on Archaeological Assets**

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM15 and DM24)

- (5) Site is not thought to contain any assets of archaeological interest
- (3) Site is thought to be adjacent to one or more assets of archaeological interest
- (0) Site is thought to contain one or more assets of archaeological interest

How this is assessed:

Using the Council's Monuments & Geological Sites GIS map, the proximity of the promoted site to identified archaeological sites is observed. Where there is uncertainty, the Council's Heritage Officer will be consulted.

8.13. **Mineral and Waste Constraints**

(Sustainability Appraisal Objective 12; Policy DM30; Essex Mineral Plan; Essex and Southend-on-Sea Waste Plan)

- (5) Less than 5ha of a site is within a Minerals Safeguarding Area, Minerals Consultation Area and/or a Waste Consultation Area
- (4) Site is wholly or partially within an identified Minerals Consultation Area and/or a Waste Consultation Area but planning permission for the safeguarded uses would have expired prior to the intended delivery of development, the safeguarded use has otherwise ceased, and the site or infrastructure is considered unsuitable for a subsequent minerals and/or waste use
- (2) Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment
- (0) Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development

How this is assessed:

Using the Local Plan GIS map alongside GIS information provided by Essex County Council, the proximity of promoted sites to identified Minerals Safeguarding Areas, Minerals Consultation Areas and Waste Consultation Areas is observed. Where a promoted site lies within a Minerals or Waste Consultation Area or has an area of 5ha or greater within a Minerals Safeguarding Area, Essex County Council will be consulted to confirm whether the Minerals/Waste infrastructure is temporary or permanent in nature and whether a Minerals Resource Assessment is required.

8.14. **Impact on Areas of Defined Open Space**

(Sustainability Appraisal Objective 5; Policies DM21, DM24 and DM26)

'Other' Green Space includes (but is not limited to) areas of planned strategic landscape enhances, future recreation areas and Sustainable Drainage Systems (SuDS)

- (5) Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (3) Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (0) The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas of defined Open Space, Country Park or Other Green Space is observed.

8.15. Impact on the Green Belt and Green Wedge

(NPPF section 13, Sustainability Appraisal Objective 14; Strategic Policy S11; Policies DM6 and DM7)

- (5) Site does not lie within the Metropolitan Green Belt or Green Wedge
- (3) Site partially lies within the Metropolitan Green Belt or Green Wedge
- (0) The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge

How this is assessed:

Using the Local Plan GIS map, the area of the promoted site that falls within the Green Belt or Green Wedge is measured.

8.16. Land Classification

(Sustainability Appraisal Objective 7; Strategic Policies S4, S7, S8)

Agricultural Land Classification are as per Natural England's ALC map East Region (ALC008)

- (5) Site is predominantly Previously Developed Land
- (3) Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use
- (0) Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3

How this is assessed:

Using a GIS map with aerial photos, area measurement/s are taken to determine the proportionate ratio of Greenfield land to PDL that make up the promoted site. Greenfield land and PDL are as defined within the NPPF. Using Natural England's map ALC008, the Agricultural Land Classification for the promoted site is observed.

8.17. Impact on Protected Natural Features

(NPPF section 15, Sustainability Appraisal Objectives 1 and 13; Strategic Policy S4; Policies DM13, DM16, DM17 and DM24)

International/national protected natural features include: Ancient Woodland, Special Protection Areas, Special Areas of Conservation, RAMSAR, SSSIs, Marine Conservation Zone, and the Nature Recovery Network.

Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, and Coastal Protection Belt.

- (5) Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features
- (3) Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature
- (0) Site partially or wholly comprises of one or more protected natural features

How is this assessed:

Using the Local Plan GIS map, the shortest distance between the promoted site

boundary and the closest locally designated and nationally/internationally designated protected natural feature is measured.

8.18. Impact on Flood Risk

(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18)
Flood Risk Zones are as determined by the Environment Agency

- (5) Site is wholly within Flood Zone 1
- (4) Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1
- (2) Up to 25% of the site area is within Flood Zone 3
- (1) 25%-50% of the site area is within Flood Zone 3
- (0) Over 50% of the site area is within Flood Zone 3

How this is assessed:

Using the Local Plan GIS map – or updated GIS map from the Environment Agency – the areas of the promoted site that fall within Flood Zones 2 and 3 are measured.

8.19. Impact on Air Quality Management Areas

(Sustainability Appraisal Objective 10; Policy DM30)

- (5) Site is in excess of 500m from a designated AQMA
- (3) Site is within 500m from a designated AQMA
- (0) Site is within a designated AQMA

How this is assessed:

Using the Local Plan GIS map, the GIS analytics feature shows a 500m buffer around the designated AQMAs. The relationship between the designation and buffer to the promoted site is then observed.

8.20. Ground Condition Constraints

(Sustainability Appraisal Objective 7; Policy DM30)

The type and level of contamination identified on site provides an indication as to the level of ground treatment required to ensure the development is safe.

- (5) Ground treatment is not expected to be required
- (3) Ground treatment is expected to be required on part of the site
- (0) Ground treatment is expected to be required on the majority (90% or more) of the site

How this is assessed:

Using the Council's Environmental Restrictions GIS map, the proximity of the promoted site to areas of ground contamination can be observed. Areas of promoted sites that lie within areas of ground contamination are considered to require ground treatment.

8.21. Neighbouring Constraints

(Sustainability Appraisal Objective 5; Policy DM29)

For the purpose of this assessment, a site has a neighbouring constraint if existing B2 or B8 use classes are present on or adjacent to the site; if existing sports

venues that have large spectator capacity (the racecourse, cricket stadium and Melbourne stadium in particular) are adjacent to the site; or if a major road or dual carriageway runs adjacent to the site.

- (5) Site has no neighbouring constraints
- (3) Site has neighbouring constraints with potential for mitigation
- (0) Site has neighbouring constraints with no potential for mitigation

How this is assessed:

The SHELAA submission form asks for details of current uses on and adjacent to the promoted site. The information provided by the site promoter in addition to using GIS maps with aerial photos enable the proximity of the promoted site to unsuitable neighbours to be observed. Given the nature of mixed use sites, it is assumed in this assessment, for the benefit of doubt, that unless the constraint surrounds the boundary of the site, mitigation is possible.

8.22. Proximity to Key Services

(Sustainability Appraisal Objectives 4 and 5; Strategic Policies S5 and S7)

Key services include: GP surgeries, primary and secondary schools, and supermarkets/convenience goods stores

- (5) Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre
- (3) Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre
- (0) Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre

How this is assessed:

Using the Local Plan GIS map, the analytics feature showing walking distances from a promoted site is utilised to observe the proximity of the site to GP surgeries, schools, and convenience stores.

8.23. Impact on Community Facilities

(Sustainability Appraisal Objectives 4 and 5; Strategic Policy S5; Policies DM21 and DM22)

- (5) Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (3) Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (0) Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

How this is assessed:

Using the SHELAA submission form and a GIS map, the development proposal is compared against the existing use to determine whether any community uses will be gained or lost. Development that would yield 20 or more dwellings is

considered to add strain on existing facilities unless such facilities are incorporated within the proposal.

Suitability Scoring

8.24. The maximum 'Suitability' score for sites assessed under the Mixed Use Criteria is 105 (i.e. 21 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, a Suitability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

8.25. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Availability Criteria

8.26. Ownership

- (5) Held by developer/willing owner/public sector
- (3) Promoter has an option to purchase site or collaborate with existing owner
- (0) Known to be in particularly complex/multiple ownership

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where there is uncertainty, the site promoter will be contacted to clarify.

8.27. Land Condition

- (5) Vacant land and buildings
- (4) Established single use
- (3) Low intensity land use
- (2) Established multiple uses

How this is assessed:

Using the SHELAA submission form in conjunction with GIS maps, the current use of the land is determined.

8.28. Legal Constraints

- (5) Site does not face any known legal issues
- (3) Site may possibly face legal issues
- (0) Site faces known legal issues

How this is assessed:

This is determined using details provided within the SHELAA submission form. GIS maps are also used to identify if ransom strips exist.

Availability Scoring

8.29. The maximum unweighted 'Availability' score for sites assessed under the Mixed Use Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

8.30. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Achievability Criteria

8.31. **Viability**

- (5) Development is likely viable
- (3) Development is marginal
- (0) Development is likely unviable

How this is assessed:

Using the SHELAA Viability Study, the site is algorithmically attributed a typology. Where each typology has then been appraised as either likely viable, marginal, or likely unviable, the appropriate category is attributed to the site. For uses that are not featured within the Viability Study, viability is determined based upon supporting documentation provided by promoters. Where this is not provided or there is an undetermined outcome, viability is deemed marginal and further viability testing is recommended if site comes forward.

8.32. **Timescale for Deliverability**

- (5) Up to 5 years
- (4) Over 5 years

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where these details are not provided, the assessing officer makes a judgement based upon whether any mitigation is required, and the yield of dwellings anticipated.

Achievability Scoring

8.33. The maximum unweighted 'Achievability' score for sites assessed under the Mixed Use Criteria is 10 (i.e. 2 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, an Achievability RAG rating will then be attributed as follows:

- Sites scoring 100% or over are Green
- Sites scoring 60%-99% are Yellow
- Sites scoring less than 60% are Amber

8.34. In exceptional circumstances, achievability factors not listed above may be taken into account to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

9. Renewable Power Generation Criteria

- 9.1. Any sites that have been promoted for a renewable power generation facility will be assessed against the Suitability, Availability and Achievability criteria detailed below. This includes proposals from solar farms, wind farms, biomass farms or hydroelectric generation.

Suitability Criteria

- 9.2. Note that any underlined criteria represent where Policy Constraints are in place. If a site achieves a score of (0) against such criteria, the site will be capped at an Amber or Red RAG rating dependent on whether the site is contrary to local or national policy.

9.3. **Public Transport**

(Sustainability Appraisal Objective 6; Strategic Policies S9, S10 and S11; Policies DM20 and DM24)

Public transport services consist of proposed/existing bus stops, rail stations and park and ride facilities

- (5) Site is within 400m walking distance of one or more services
- (0) Site is in excess of 400m walking distance from all services

How this is assessed:

Using a combination of the Local Plan GIS map and Essex Highways maps (<https://www.essexhighways.org/getting-around>), the GIS analytics feature showing walking distances from a promoted site is used to see if the site falls within the specified ranges to a bus stop, rail station and park and ride facility.

9.4. **PROW and Cycling Connectivity**

(Sustainability Appraisal Objectives 5 and 6; Strategic Policies S2 and S9; Policies DM20 and DM24)

- (5) Site is within 100m walking distance to either a PROW or cycle network
- (0) Site is not connected to either an existing PROW or cycle network

How this is assessed:

Using the Essex Highways map (<https://www.essexhighways.org/getting-around>), the distance between the boundary of the site and the nearest PROW and cycle path is measured.

9.5. **Vehicle Access**

(Strategic Policies S9 and S10; Policy DM20)

- (5) A route exists enabling vehicle access into/adjacent to the site
- (3) There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site
- (0) There are visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site

How this is assessed:

Using a standard GIS (or OS) map, it is observed whether the existing road network connects to the site and if not, whether any physical features (such as a river, or housing, or protected areas) exist that would prevent implementation of an access route.

9.6. Strategic Road Access

(Sustainability Appraisal Objective 6, Strategic Policies S7 and S9)

- (5) Site has direct access to or is adjacent to the strategic road network
- (4) Site has direct access to or is adjacent to a primary road network
- (2) Site has direct access to or is adjacent to a safeguarded trunk road or B-road
- (0) Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road

How this is assessed:

Using a standard GIS (or OS) map, it is observed whether the existing road network connects or can be connected to the site and if so, what type of road network this is.

9.7. Impact on Designated Heritage Assets

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM13 and DM24)

Designated heritage assets include: Grade 1 listed buildings, Grade 2* listed buildings, Grade 2 listed buildings, Scheduled Ancient Monuments, Registered Parks or Gardens of Special Historic Interest, Conservation Areas

- (5) Site does not contain any designated heritage assets
- (3) Site is adjacent to one or more designated heritage assets
- (0) Site contains one or more designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas Scheduled Monuments and Registered Park and Garden of Special Historic Interest is observed. Historic England's map (<https://historicengland.org.uk/listing/the-list/>) is used to observe the proximity of the site to any Listed Buildings.

9.8. Impact on Non-Designated Heritage Assets

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM14 and DM24)

Non-designated heritage assets include: protected lanes, buildings of local land value and the inventory of landscape of local interest

- (5) Site does not contain any non-designated heritage assets
- (3) Site is adjacent to one or more non-designated heritage assets
- (0) Site contains one or more non-designated heritage assets

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to protected lanes is observed. Essex Garden Trust's Historic Designated Landscapes of

Essex Handbook is used to observe the proximity of the site to a landscape of local interest. The Register of Buildings of Local Value is used to identify such assets, with proximity of these to the site observed using a GIS map.

9.9. Impact on Archaeological Assets

(Sustainability Appraisal Objective 13; Strategic Policy S3; Policies DM15 and DM24)

- (5) Site is not thought to contain any assets of archaeological interest
- (3) Site is thought to be adjacent to one or more assets of archaeological interest
- (0) Site is thought to contain one or more assets of archaeological interest

How this is assessed:

Using the Council's Monuments & Geological Sites GIS map, the proximity of the promoted site to identified archaeological sites is observed. Where there is uncertainty, the Council's Heritage Officer will be consulted.

9.10. Mineral and Waste Constraints

(Sustainability Appraisal Objective 12; Policy DM30; Essex Mineral Plan; Essex and Southend-on-Sea Waste Plan)

- (5) Less than 5ha of a site is within a Minerals Safeguarding Area, Minerals Consultation Area and/or a Waste Consultation Area
- (4) Site is wholly or partially within an identified Minerals Consultation Area and/or a Waste Consultation Area but planning permission for the safeguarded uses would have expired prior to the intended delivery of development, the safeguarded use has otherwise ceased, and the site or infrastructure is considered unsuitable for a subsequent minerals and/or waste use
- (2) Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment
- (0) Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development

How this is assessed:

Using the Local Plan GIS map alongside GIS information provided by Essex County Council, the proximity of promoted sites to identified Minerals Safeguarding Areas, Minerals Consultation Areas and Waste Consultation Areas is observed. Where a promoted site lies within a Minerals or Waste Consultation Area or has an area of 5ha or greater within a Minerals Safeguarding Area, Essex County Council will be consulted to confirm whether the Minerals/Waste infrastructure is temporary or permanent in nature and whether a Minerals Resource Assessment is required.

9.11. Impact on Areas of Defined Open Space

(Sustainability Appraisal Objective 5; Policies DM21, DM24 and DM26)

'Other' Green Space includes (but is not limited to) areas of planned strategic

landscape enhances, future recreation areas and Sustainable Drainage Systems (SuDS)

- (5) Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (3) Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space
- (0) The majority of the site (90% or more) lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space

How this is assessed:

Using the Local Plan GIS map, the proximity of the promoted site to areas of defined Open Space, Country Park or Other Green Space is observed.

9.12. Impact on the Green Belt and Green Wedge

(NPPF section 13, Sustainability Appraisal Objective 14; Strategic Policy S11; Policies DM6 and DM7)

- (5) Site does not lie within the Metropolitan Green Belt or Green Wedge
- (3) Site partially lies within the Metropolitan Green Belt or Green Wedge
- (0) The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge

How this is assessed:

Using the Local Plan GIS map, the area of the promoted site that falls within the Green Belt or Green Wedge is measured.

9.13. Land Classification

(Sustainability Appraisal Objective 7; Strategic Policies S4, S7, S8)

Agricultural Land Classification are as per Natural England's ALC map East Region (ALC008)

- (5) Site is predominantly Previously Developed Land
- (3) Site is predominantly Greenfield and primarily within the agricultural land classification/s: Grade 4, Grade 5, non-agricultural use, or urban use
- (0) Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3

How this is assessed:

Using a GIS map with aerial photos, area measurement/s are taken to determine the proportionate ratio of Greenfield land to PDL that make up the promoted site. Greenfield land and PDL are as defined within the NPPF. Using Natural England's map ALC008, the Agricultural Land Classification for the promoted site is observed.

9.14. Impact on Protected Natural Features

(NPPF section 15, Sustainability Appraisal Objectives 1 and 13; Strategic Policy S4; Policies DM13, DM16, DM17 and DM24)

International/national protected natural features include: Ancient Woodland, Special Protection Areas, Special Areas of Conservation, RAMSAR, SSSIs, Marine Conservation Zone, and the Nature Recovery Network.

Local protected natural features include: Local Nature Reserves, the Essex Wildlife Trust Nature Reserve, TPOs, and Coastal Protection Belt.

- (5) Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features
- (3) Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature
- (0) Site partially or wholly comprises of one or more protected natural features

How is this assessed:

Using the Local Plan GIS map, the shortest distance between the promoted site boundary and the closest locally designated and nationally/internationally designated protected natural feature is measured.

9.15. Impact on Flood Risk

(Sustainability Appraisal Objective 9; Strategic Policies S2 and S9; Policy DM18)
Flood Risk Zones are as determined by the Environment Agency

- (5) Site is wholly within Flood Zone 1
- (4) Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1
- (2) Up to 25% of the site area is within Flood Zone 3
- (1) 25%-50% of the site area is within Flood Zone 3
- (0) Over 50% of the site area is within Flood Zone 3

How this is assessed:

Using the Local Plan GIS map – or updated GIS map from the Environment Agency – the areas of the promoted site that fall within Flood Zones 2 and 3 are measured.

9.16. Impact on Air Quality Management Areas

(Sustainability Appraisal Objective 10; Policy DM30)

- (5) Site is in excess of 500m from a designated AQMA
- (3) Site is within 500m from a designated AQMA
- (0) Site is within a designated AQMA

How this is assessed:

Using the Local Plan GIS map, the GIS analytics feature shows a 500m buffer around the designated AQMAs. The relationship between the designation and buffer to the promoted site is then observed.

9.17. Neighbouring Constraints

(Sustainability Appraisal Objective 5; Policies DM29 and DM30)

For the purpose of this assessment, renewable power generation is considered to have possible adverse effects if a neighbouring use consists of residential development or community facilities

- (5) Site is unlikely to have an adverse effect on neighbouring uses

- (3) Site is likely to have an adverse effect on neighbouring uses with potential for mitigation
- (0) Site is likely to have an adverse effect on neighbouring uses with no potential for mitigation

How this is assessed:

The SHELAA submission form asks for details of current uses on and adjacent to the promoted site. The information provided by the site promoter in addition to using GIS maps with aerial photos enable the proximity of the promoted site to unsuitable neighbours to be observed.

9.18. **Impact on Community Facilities**

(Sustainability Appraisal Objectives 4 and 5; Strategic Policy S5; Policies DM21 and DM22)

- (5) Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (3) Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility
- (0) Development would result in the loss of an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility

How this is assessed:

Using the SHELAA submission form and a GIS map, the development proposal is compared against the existing use to determine whether any community uses will be gained or lost. Development that would yield 20 or more dwellings is considered to add strain on existing facilities unless such facilities are incorporated within the proposal

Suitability Scoring

9.19. The maximum 'Suitability' score for sites assessed under the Renewable Power Generation Criteria is 80 (i.e. 16 criteria applied, each with a maximum score of 5).

Unless a capped constraint determines otherwise, a Suitability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

9.20. In exceptional circumstances, suitability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Availability Criteria

9.21. **Ownership**

- (5) Held by developer/willing owner/public sector
- (3) Promoter has an option to purchase site or collaborate with existing owner
- (0) Known to be in particularly complex/multiple ownership

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where there is uncertainty, the site promoter will be contacted to clarify.

9.22. **Land Condition**

- (5) Vacant land and buildings
- (4) Established single use
- (3) Low intensity land use
- (2) Established multiple uses

How this is assessed:

Using the SHELAA submission form in conjunction with GIS maps, the current use of the land is determined.

9.23. **Legal Constraints**

- (5) Site does not face any known legal issues
- (3) Site may possibly face legal issues
- (0) Site faces known legal issues

How this is assessed:

This is determined using details provided within the SHELAA submission form. GIS maps are also used to identify if ransom strips exist.

Availability Scoring

9.24. The maximum unweighted 'Availability' score for sites assessed under the Renewable Power Generation Criteria is 15 (i.e. 3 criteria applied, each with a maximum score of 5). An Availability RAG rating will then be attributed as follows:

- Sites scoring 80% or over are Green
- Sites scoring 40%-79% are Yellow
- Sites scoring less than 40% are Amber

9.25. In exceptional circumstances, availability factors not listed above may be considered to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

Achievability Criteria

9.26. **Viability**

- (5) Development is likely viable
- (3) Development is marginal
- (0) Development is likely unviable

How this is assessed:

Viability for this use is determined based upon supporting documentation provided by promoters. Where this is not provided or there is an undetermined outcome, viability is deemed marginal and further viability testing is recommended if site comes forward.

9.27. **Timescale for Deliverability**

- (5) Up to 5 years
- (4) Over 5 years

How this is assessed:

This is determined using details provided within the SHELAA submission form. Where these details are not provided, the assessing officer makes a judgement based upon whether any mitigation is required, and the yield of dwellings anticipated.

Achievability Scoring

9.28. The maximum unweighted 'Achievability' score for sites assessed under the Renewable Power Generation Criteria is 10 (i.e. 2 criteria applied, each with a maximum score of 5). **Unless a capped constraint determines otherwise**, an Achievability RAG rating will then be attributed as follows:

- Sites scoring 100% or over are Green
- Sites scoring 60%-99% are Yellow
- Sites scoring less than 60% are Amber

9.29. In exceptional circumstances, achievability factors not listed above may be taken into account to give a different overall score. These exceptions will always be explained fully within the relevant site's output report.

10. Overall Scores and Site Categorisation

10.1. Sites will each be RAG rated based upon their performance against the SHELAA criteria. A summary of the categorisation features in Table 1 below:

Table 1: SHELAA RAG Rating Summary

Red	Site is contrary to national policy and/or faces significant constraints or adverse impacts that cannot be mitigated.
Amber	Site scores poorly against criteria, is contrary to local policy, and faces moderate constraints that would require mitigation.
Yellow	Site scores well against criteria but has some characteristics contrary to local policy. Site faces minor constraints that would require mitigation. Site is considered developable.
Green	Site scores highly against criteria and demonstrates compliance with national and local policy. Site faces minimal constraints and is considered deliverable.

- 10.2. The process of attributing a RAG rating is a two-step process. Firstly, each site will receive an individual RAG rating for their Suitability, Availability and Achievability performance, as explained within the criteria above. The purpose of this step is to flag up where the strengths and weaknesses fall within each site.
- 10.3. The second step is to determine an overall RAG rating for the site. This is determined by taking the Suitability, Availability and Achievability RAG ratings, and identifying the least favourable colour of the three as detailed in Table 2 below:

Table 2: SHELAA Site Categorisation

Site Rating	Permutation	Suitability Rating	Availability Rating	Achievability Rating
Red	1	Red	Red/ Amber/ Yellow/ Green	Red/ Amber/ Yellow/ Green
	2	Red/ Amber/ Yellow/ Green	Red	Red/ Amber/ Yellow/ Green
	3	Red/ Amber/ Yellow/ Green	Red/ Amber/ Yellow/ Green	Red
Amber	4	Amber	Amber/ Yellow/ Green	Amber/ Yellow/ Green
	5	Amber/ Yellow/ Green	Amber	Amber/ Yellow/ Green
	6	Amber/ Yellow/ Green	Amber/ Yellow/ Green	Amber
Yellow	7	Yellow	Yellow/ Green	Yellow/ Green
	8	Yellow/ Green	Yellow	Yellow/ Green
	9	Yellow/ Green	Yellow/ Green	Yellow
Green	10	Green	Green	Green

Note: Colours highlighted in bold are definitive in determining the category band of a site.

APPENDIX 2

Viability Study

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1. Introduction

- 1.1. The NPPF requires that policy-making authorities have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. Chelmsford City Council have therefore developed a Strategic Housing and Employment Land Availability Assessment (SHELAA).
- 1.2. The SHELAA is a desktop assessment that gauges the suitability, availability, and achievability of promoted sites through assessment against robustly developed criteria.
- 1.3. The outputs of the SHELAA are considered alongside additional evidence base material to aide selection of sites to come forward for allocation within Chelmsford's Local Plan.

2. Background

- 1.1. HDH Planning and Development Ltd were commissioned by Chelmsford City Council to produce the Local Plan Viability Study Including CIL Viability Review January 2018 and have been commissioned again to produce a subsequent Viability Study to support the Review of the Local Plan.
- 1.2. These studies establish and financially appraise a range of residential and non-residential typologies to determine the likeliness of development viability. The results of the studies allow officers to assess the deliverability of sites coming forward for development in the Local Plan period.
- 1.3. HDH Planning and Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors. Consequently, they have had regard to two principal pieces of relevant legislation - Financial viability in planning: conduct and reporting RICS professional statement England (1st Edition, May 2019) and Assessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE (RICs, 1st edition, March 2021). The same principles have been applied followed in this assessment.
- 1.4. Chelmsford City Council have produced this Viability Study to draw from the Local Plan Viability Study Including CIL Viability Review January 2018, and forthcoming Viability Study for the Review of the Local Plan, to inform the Achievability aspect of the SHELAA.
- 1.5. When assessing the achievability aspect of a site, Planning Practice Guidance advises that:
"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".
- 1.6. The results determined within this viability study have therefore been used to inform the economic viability aspect of the SHELAA.

1.7. Where any assumptions or recommendations not specifically mentioned in this report, it is advisable to refer to the Local Plan Viability Study for an explanation as to how these have been determined.

3. Methodology

3.1. This Viability Study applies the same methodology as the HDH Planning and Development Ltd studies, which in turn applies the Harman Guidance¹, with the typical valuation formula detailed in Figure 1 below.

Figure 1: Viability Methodology

$$\begin{array}{c} \textbf{Gross Development Value} \\ \text{(The combined value of the complete development)} \\ \\ \text{LESS} \\ \\ \textbf{Cost of creating the asset, including a profit margin} \\ \text{(Construction + fees + finance charges)} \\ \\ = \\ \\ \textbf{RESIDUAL VALUE} \end{array}$$

Source: HDH 2017

3.2. With permission from HDH Planning and Development Ltd, this study has utilised the same viability modelling software as that used in the forthcoming Review of the Local Plan Viability Study.

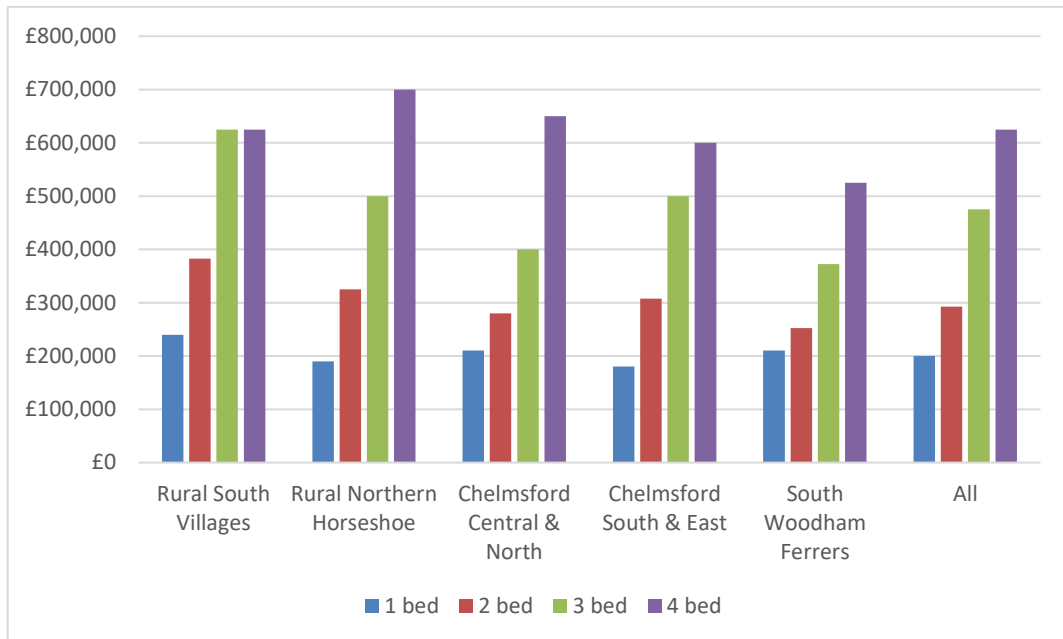
3.3. With the Review of the Local Plan Viability Study still in drafting, assumptive values and other variables throughout this study have been sourced from HDH Planning and Development Ltd in combination with research undertaken by Chelmsford City Council officers. The source of information will be made clear throughout.

1. Viability Testing Local Plans – Advice for planning practitioners, LGA/HBF – Sir John Harman, June 2012 (known as the Harman Guidance)

4. Residential Market

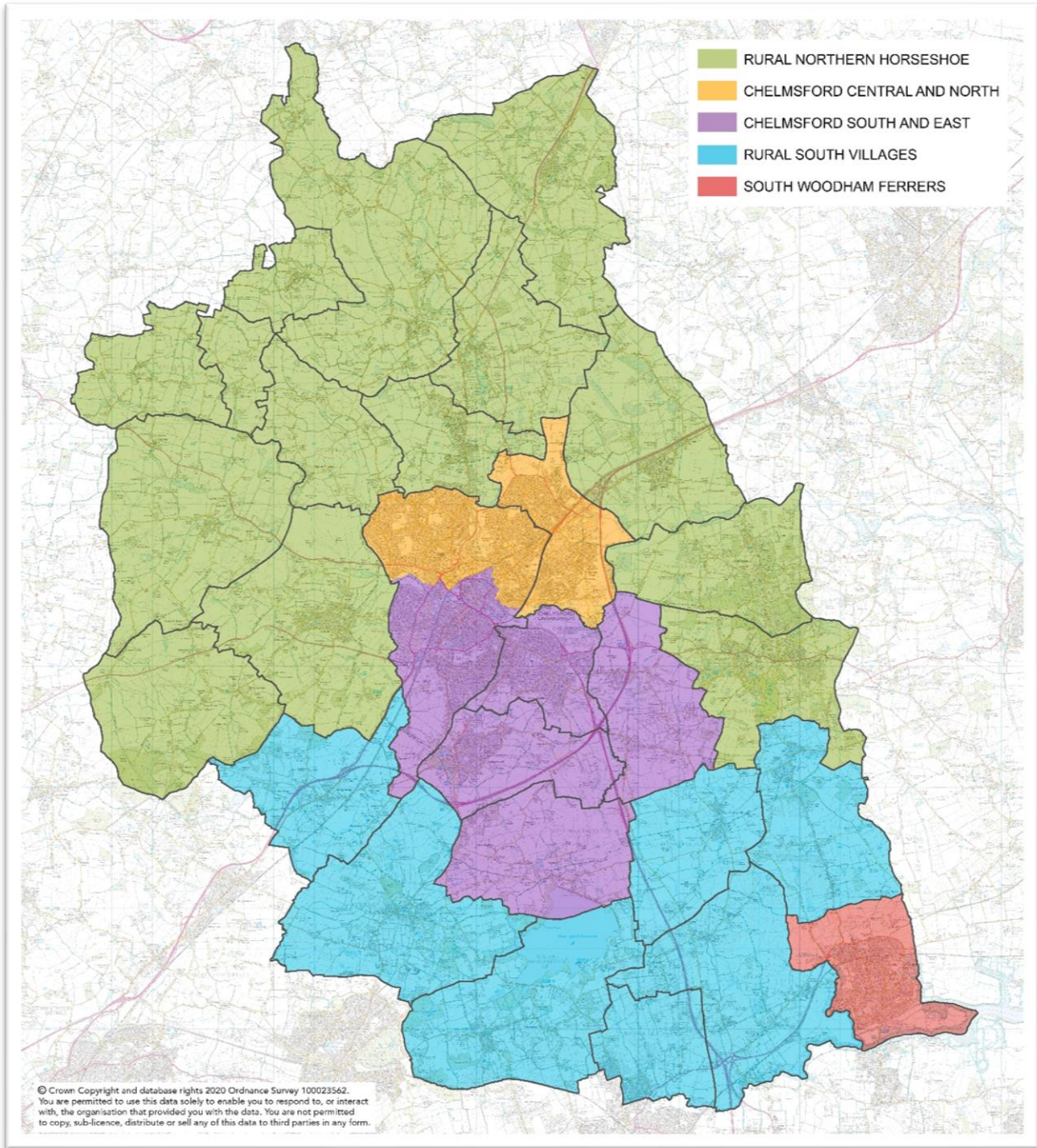
4.1. Consistent with the Local Plan Viability Study, this study considers variations within the local market, identifying the typical development locations across Chelmsford to calculate assumptive values to represent each. To understand how market values currently differ within different areas of Chelmsford, Figure 2 below shows the median asking prices in five broad locations, visually represented in Figure 3. A full breakdown of this data collection is provided in Appendix 1.

Figure 2: Median asking prices



Source: Rightmove September 2022

Figure 3: Areas of differing property values



Source: CCC

4.2. To determine the value (£/m²) to use for each residential typology when undertaking the viability testing, new-build sale prices over an 18-month period have been collected from the Land Registry along with each new-build dwelling's gross internal area (GIA) taken from its Environmental Performance Certificate (EPC) – see Appendix 2. A summary of the findings can be seen in Table 1 below.

Table 1: Chelmsford Newbuild Sale Prices and Value per m² (sales from 01/01/2021 to 01/07/2022)					
	Detached	Semi-detached	Terraced	Flats	All
Count	70	8	4	79	161
Chelmsford – Price Paid					
Minimum	£250,000	£216,000	£159,750	£185,000	£159,750
Average	£550,419	£431,437	£472,313	£302,078	£420,710
Maximum	£900,000	£525,000	£590,000	£460,000	£900,000
Chelmsford – Value £/m²					
Minimum	£1,404	£2,805	£2,075	£3,315	£1,404
Average	£4,438	£4,247	£3,290	£4,898	£4,626
Maximum	£10,085	£4,792	£3,782	£7,500	£10,085

Source: Land Registry and EPC

- 4.3. To understand how the values vary across the administrative area, Table 2 below splits the data down by parish area.

Table 2: Chelmsford Newbuild Value per m² by Parish (sales from 01/01/2021 to 01/07/2022)					
	Detached	Semi-detached	Terraced	Flats	All
Boreham					
Count	6	0	0	0	6
Minimum	£4,427	0	0	0	£4,427
Average	£4,614	0	0	0	£4,614
Maximum	£4,876	0	0	0	£4,876
Broomfield					
Count	1	2	0	0	3
Minimum	£4,371	£3,599	0	0	£3,599
Average	£4,371	£3,913	0	0	£4,066
Maximum	£4,371	£4,227	0	0	£4,371
Chelmsford Unparished Area					
Count	9	0	3	79	91
Minimum	£1,404	0	£3,651	£3,315	£1,404
Average	£4,447	0	£3,696	£4,898	£4,814
Maximum	£10,085	0	£3,782	£7,500	£10,085
Great Leighs					
Count	28	1	0	0	29
Minimum	£3,824	£4,783	0	0	£3,824
Average	£4,472	£4,783	0	0	£4,483
Maximum	£5,862	£4,783	0	0	£5,862
Little Waltham					
Count	23	5	1	0	29
Minimum	£3,689	£2,805	£2,075	0	£2,075
Average	£4,386	£4,273	£2,075	0	£4,287
Maximum	£4,844	£4,792	£2,075	0	£4,844

Springfield					
Count	3	0	0	0	3
Minimum	£3,867	0	0	0	£3,867
Average	£4,170	0	0	0	£4,170
Maximum	£4,455	0	0	0	£4,455

Source: Land Registry and EPC

- 4.4. As can be seen from the data, the land registry searches only identified new-build sales in a handful of Chelmsford's parishes, and so whilst this can be useful to gauge the price uplift between existing and new-build sales across Chelmsford in general, it is difficult to utilise this data alone to generate appropriate £/m² assumptions for all areas/land types.
- 4.5. We can however gauge the difference from Figure 2 above which, consistent with the findings from the previous viability studies, shows that South Woodham Ferrers values are considerably lower than those of the rest of the administrative area.
- 4.6. The data presented above, and supplementary market information gathered by HDH Planning and Development Ltd, has led us to determine the following value assumptions to be used for viability testing the residential typologies.

Table 4: Residential Price Assumptions (£/m²)	
BF – Chelmsford	£4,900
BF – South Woodham Ferrers	£4,500
Urban Flats – Chelmsford	£5,300
Large GF – Chelmsford	£4,672
Large GF – South Woodham Ferrers	£4,300
Medium GF – South West area	£4,900
Medium GF – Elsewhere	£4,300
Small GF – all areas	£5,000

Affordable Housing

- 4.7. For this viability model, it has been assumed that the affordable housing tenures will consist of rented – in the form of social or affordable rent, first homes, and shared ownership. As per Local Plan policy, it is expected that schemes of 11 or more residential units will provide 35% affordable accommodation. This 35% is formed of 22% affordable/social rent, 9% first homes and 4% shared ownership.
- 4.8. HDH Planning and Development Ltd have undertaken some extensive research to establish the most appropriate assumptions for their emerging viability study. This study will be following the same assumptions that have been derived.
- 4.9. For the first homes and shared ownership units, a value of 70% of the open market value has been assumed. Table 5 below details these assumptive values.

Table 5: Shared Ownership & First Homes Price Assumptions (£/m²)	
BF – Chelmsford	£3,430
BF – South Woodham Ferrers	£3,150
Urban Flats – Chelmsford	£3,710
Large GF – Chelmsford	£3,270
Large GF – South Woodham Ferrers	£3,010
Medium GF – South West area	£3,430
Medium GF – Elsewhere	£3,010
Small GF – all areas	£3,500

4.10. As per the First Homes Planning Advice Note, the national price cap of £250,000 will be applied.

4.11. For the affordable rented units, a value of 55% of market value has been assumed. Table 6 below details these assumptive values.

Table 6: Affordable Rented Price Assumptions (£/m²)	
BF – Chelmsford	£2,695
BF – South Woodham Ferrers	£2,475
Urban Flats – Chelmsford	£2,915
Large GF – Chelmsford	£2,570
Large GF – South Woodham Ferrers	£2,365
Medium GF – South West area	£2,695
Medium GF – Elsewhere	£2,365
Small GF – all areas	£2,750

4.12. Social rented accommodation is assumed to be 50% of market value. Table 7 below details these assumptive values.

Table 7: Social Rented Price Assumptions (£/m²)	
BF – Chelmsford	£2,450
BF – South Woodham Ferrers	£2,250
Urban Flats – Chelmsford	£2,650
Large GF – Chelmsford	£2,336
Large GF – South Woodham Ferrers	£2,150
Medium GF – South West area	£2,450
Medium GF – Elsewhere	£2,150
Small GF – all areas	£2,500

Residential Typologies

4.13. Following both the Local Plan Viability Study Including CIL Review January 2018 and the previous SHELAA, an exercise has been undertaken to review the residential typologies to be viability tested.

4.14. Based upon emerging housing need and the locations of SHELAA sites that have been promoted to us, the strategic site typologies have been revised. Further,

tweaks the some of the brownfield sites have been made in order to better reflect the flatted development that is evolving in the city centre. Table 8 below provides the full list of residential typologies that feed into the SHELAA.

Table 8: Residential Typologies					
No.	Typology	Units per ha	Min area needed (ha)	Gross to net ratio	Form and scale
1	Large GF – 300 units, urban edge	35	12.24	70%	Houses only
2	Large GF – 100 units, urban edge	35	4.08	70%	Houses only
3	Medium GF – 40 units, urban edge	35	1.43	80%	Houses only
4	Medium GF – 20 units, urban edge	35	0.83	80%	Houses only
5	Medium GF – 12 units, urban edge	30	0.50	80%	Houses only
6	Large BF – 125 units, urban area	120	2.75	70%	Houses and flats
7	Large BF – 50 units, urban area	65	0.96	80%	Houses and flats
8	Medium BF – 25 units, urban area	35	0.48	80%	Houses and flats
9	Medium BF – 12 units, urban area	65	0.18	100%	Houses only
10	Urban flats BF – 250	80	4.46	70%	Flats only
11	Urban flats BF – 250 HD	160	1.95	80%	Flats only (6+ storeys)
12	Urban flats BF – 155	100	1.94	80%	Flats only
13	Urban flats BF – 155 HD	160	1.21	80%	Flats only (6+ storeys)
14	Urban flats BF – 75 units, urban area	85	1.10	80%	Flats only
15	Urban Flats BF – 35	80	0.44	100%	Flats only
16	Flats BF – 12	75	0.16	100%	Flats only
17	Small GF – 9 units, settlement edge	30	0.30	100%	Houses only
18	Small GF – 4 units, settlement edge	30	0.13	100%	Houses only
19	Green plot, settlement edge	30	0.03	100%	Single house
20	Small BF – 9 units, urban area	45	0.20	100%	Houses and flats
21	Small BF – 6 units, rural area	35	0.17	75%	Houses only
22	Brown plot, urban area	30	0.03	100%	Single house
23	Strategic Greenfield	40	150	50%	Mix of family housing

	– 3,000				as per LP Policy and SHMA
24	Strategic Greenfield – 2,000	40	100	50%	Mix of family housing as per LP Policy and SHMA
25	Strategic Greenfield – 1,500	35	85.71	50%	Mix of family housing as per LP Policy and SHMA
26	Large Greenfield – 1,000	35	44.64	64%	Mix of family housing as per LP Policy and SHMA
27	Large Greenfield - 500	35	28.57	50%	Mix of family housing as per LP Policy and SHMA
28	Strategic Brownfield – 500	160	3.47	90%	Flats only

Gypsy & Traveller Pitches and Travelling Showperson’s Plots

4.15. Implementation of a Gypsy & Travellers site or a Travelling Showperson’s site occurs infrequently or as part of a larger development falling under an established residential or mixed-use typology. As such, for the purposes of the SHELAA, the Council will assess the viability of Gypsy & Traveller or Travelling Showperson’s site proposals as part of the typology that the submission most closely relates to. This will help attain the closest and most realistic representation possible of the viability of the proposed scheme.

Older Person’s Housing

4.16. PPG on housing for older and disables people covers the types of specialist housing on offer for older persons, listing these as: age-restricted general market housing; retirement living or sheltered housing; extra care housing or housing with care; and residential care homes and nursing homes.

4.17. Reflecting upon of some recently developed schemes in Chelmsford, this viability study will consider Sheltered housing and Extracare. Details of the Older Person’s Housing typologies to be used for the SHELAA are detailed in Table 9 below.

Table 9: Older Person’s Housing Typologies					
No.	Typology	Units per ha	Min area needed (ha)	Gross to net ratio	Form and scale
29	Sheltered housing	120	0.5	80%	38% 1 bed, 62% 2 bed
30	Extracare	120	0.5	70%	45% 1 bed, 55% 2 bed

4.18. It is acknowledged that with the care element included, these typologies will have different assumptive £/m² values to the other residential typologies. HDH

Planning and Development Ltd have established based on the current market the values in Table 10 which will be carried through in this study.

Sheltered	£6,300
Extracare	£6,750

4.19. For all typologies detailed above, we will apply the net developable area assumptions detailed in Table 11 below. This is in alignment with the approach undertaken by HDH Planning and Development Ltd.

Gross site area (ha)	Percentage net
Less than 0.4ha	100%
0.4ha to 2ha	80%
Over 2ha	70%

5. Non-Residential Market

5.1. Having reviewed vacancy rates, yields, rents, and the impacts of the Covid pandemic, HDH Planning and Development Ltd have generated updated typologies to cover a range of employment uses reflective of Chelmsford's economic make up. In accordance, the non-residential typologies for the SHELAA have been updated to align with these as detailed in Table 12 below.

No.	Typology	Min area needed (ha)	Gross to net ratio	Form and scale
31	Offices (Central)	0.025	70%	4 storeys, GIA 2,000m ²
32	Offices (Business Park)	0.025	25%	3 storeys, GIA 2,000m ²
33	Industrial	1	40%	1 storey, GIA 4,000m ²
34	Logistics	1.14	35%	1 storey, GIA 4,000m ²
35	Retail (Prime)	0.19	80%	No provision for parking / loading space
36	Retail (Elsewhere)	0.19	80%	Unspecified
37	Supermarket	1.33	30%	GIA 4,000m ²
38	Retail Warehouse	0.8	50%	GIA 4,000m ²

5.2. The Council's own market data (see Appendix 3) further supports these findings and these values are deemed appropriate for use within the SHELAA. All non-residential assumptive values are detailed in Table 13 below.

	£/m ² /year	Yield	Value (£/m ²)	Assumption
Offices (Central)	£280	5.50%	£5,091	£4,826
Offices (Business Park)	£250	5.50%	£4,545	£4,308
Industrial	£130	5.00%	£2,600	£2,476
Logistics	£200	4.25%	£4,706	£4,512
Retail (Prime)	£300	6.25%	£4,800	£4,518
Retail (Elsewhere)	£250	7.00%	£3,571	£3,338
Supermarket	£250	4.50%	£5,556	£5,316
Retail Warehouse	£200	5.00%	£4,000	£3,628

6. Development Costs

6.1. In addition to the assumptions detailed above, it is important to understand the costs involved to determine whether a typology is likely to be economically viable for development or not. The Council appreciate that costs will vary from site to site and it is not always possible to foresee every cost involved. However, for the purpose of the SHELAA, the costs used are evidenced to be appropriate to use to represent the typologies.

Construction Costs

6.2. The assumptive construction cost values have been derived from the Building Costs Information Service (BCIS). Cost assumptions for non-residential typologies and residential typologies are detailed below in Table 14.

Rebased to Chelmsford						
Description: Rate per m2 gross internal floor area for the building Cost including prelims.						
Last updated: 11-Mar-2023 05:56						
Building function	£/m ² gross internal floor area					
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest
New build						
282. Factories						
Generally (20)	1,208	277	672	992	1,418	4,612
Up to 500m2 GFA (20)	1,543	988	1,120	1,308	1,936	2,635
500 to 2000m2 GFA (20)	1,295	277	718	1,159	1,418	4,612
Over 2000m2 GFA (20)	1,010	502	614	824	1,117	2,647
282.1 Advance factories						
Generally (15)	1,062	493	826	1,014	1,293	1,723
Up to 500m2 GFA (15)	1,176	988	998	1,109	1,281	1,549
500 to 2000m2 GFA (15)	1,141	493	956	1,220	1,318	1,723
Over 2000m2 GFA (15)	782	600	667	793	837	1,012
284. Warehouses/stores						
Generally (15)	1,053	417	637	845	1,104	4,855
Up to 500m2 GFA (15)	1,947	700	1,072	1,379	2,309	4,855
500 to 2000m2 GFA (15)	946	496	697	860	1,084	1,711
Over 2000m2 GFA (15)	794	417	586	640	920	1,673
284.1 Advance warehouses/stores (15)	790	431	632	743	1,006	1,104
284.2 Purpose built warehouses/stores						
Generally (15)	1,122	417	651	847	1,277	4,855
Up to 500m2 GFA (15)	2,245	700	1,341	1,748	2,850	4,855
500 to 2000m2 GFA (15)	931	496	682	847	1,063	1,711
Over 2000m2 GFA (15)	830	417	623	733	985	1,669
320. Offices						
Generally (15)	2,258	1,096	1,599	2,094	2,707	5,438

Air-conditioned						
Generally (15)	2,240	1,305	1,866	2,147	2,599	3,821
1-2 storey (15)	2,187	1,305	1,906	1,975	2,206	3,821
3-5 storey (15)	2,157	1,490	1,720	2,089	2,600	2,998
6 storey or above (20)	2,756	1,901	2,258	2,462	2,789	4,916
Not air-conditioned						
Generally (15)	2,225	1,096	1,508	2,074	2,833	3,761
1-2 storey (15)	2,295	1,272	1,548	2,162	2,833	3,521
3-5 storey (15)	2,110	1,096	1,398	1,546	3,044	3,761
6 storey or above (25)	2,622	2,039	-	2,709	-	3,028
341.1 Retail warehouses						
Generally (25)	1,022	513	771	916	1,084	3,032
Up to 1000m2 (25)	1,150	762	861	971	1,096	3,032
1000 to 7000m2 GFA (25)	1,015	513	773	921	1,124	2,179
344. Hypermarkets, supermarkets						
Generally (35)	1,815	296	1,299	1,758	2,346	3,154
Up to 1000m2 (35)	1,852	1,246	-	1,593	-	2,975
1000 to 7000m2 GFA (35)	1,840	296	1,272	1,943	2,383	3,154
345. Shops						
Generally (30)	1,794	661	954	1,468	2,300	4,595
1-2 storey (30)	1,813	661	953	1,531	2,323	4,595
447. Care homes for the elderly						
Generally (15)	2,061	1,264	1,532	1,933	2,356	4,307
500 to 2000m2 GFA (15)	2,458	1,322	1,350	2,023	3,426	4,307
Over 2000m2 GFA (15)	1,950	1,264	1,637	1,927	2,234	2,951
810.1 Estate housing						
Generally (15)	1,460	703	1,245	1,402	1,598	5,065
Single storey (15)	1,653	979	1,406	1,606	1,837	5,065
2-storey (15)	1,406	703	1,217	1,365	1,536	3,067
3-storey (15)	1,530	912	1,281	1,450	1,738	2,996
4-storey or above (15)	3,065	1,494	2,445	2,731	4,108	4,549
810.11 Estate housing detached (15)	1,909	1,064	1,486	1,647	2,046	5,065
810.12 Estate housing semi detached						
Generally (15)	1,468	857	1,255	1,434	1,600	2,697
Single storey (15)	1,633	1,054	1,416	1,615	1,799	2,697
2-storey (15)	1,420	857	1,246	1,382	1,553	2,519
3-storey (15)	1,414	1,073	1,141	1,401	1,597	2,066
810.13 Estate housing terraced						
Generally (15)	1,499	884	1,218	1,402	1,644	4,549
Single storey (15)	1,717	1,100	1,425	1,769	1,979	2,399
2-storey (15)	1,433	884	1,206	1,369	1,575	3,067
3-storey (15)	1,554	912	1,257	1,427	1,770	2,996
816. Flats (apartments)						
Generally (15)	1,715	852	1,424	1,618	1,930	5,911
1-2 storey (15)	1,633	1,013	1,373	1,541	1,823	3,365
3-5 storey (15)	1,687	852	1,418	1,612	1,912	3,604
6 storey or above (15)	2,036	1,251	1,666	1,906	2,181	5,911
843. Supported housing						
Generally (15)	1,842	947	1,537	1,712	2,037	3,749
Single storey (15)	2,145	1,318	1,698	1,971	2,316	3,749
2-storey (15)	1,823	956	1,517	1,659	2,022	3,256
3-storey (15)	1,699	947	1,536	1,622	1,872	2,560
4-storey or above (15)	1,922	1,163	1,525	1,807	1,957	3,600
852. Hotels (15)	2,525	1,318	2,054	2,448	3,108	3,512
853. Motels (20)	1,767	1,477	-	1,908	-	1,915
856.1 Dormitories (15)	2,555	1,869	2,176	2,284	3,048	3,284
856.2 Students' residences, halls of residence, etc (15)	2,195	1,252	1,959	2,211	2,438	3,572

Source: BCIS

Space and Accessibility Standards

6.3. It is assumed all new dwellings will be in accordance with the Nationally Described Space Standards.

6.4. Local Plan Policy DM1 requires provision of accessible standards. In schemes of 10 or more dwellings, 50% must meet M4(2) – accessible and adaptable dwellings. Further, in developments of 30 dwellings or more, 5% of new affordable dwellings

must be built to M4(3)(2)(b) – wheelchair accessible dwellings and serve those in affordable housing for rent.

- 6.5. It is acknowledged that provision of enhanced accessibility, wheelchair adaptability and wheelchair accessibility standards – Building Regulations M4(2), M4(3)(2)(a) and M4(3)(2)(b) respectively – can add additional cost to build. It is assumed these provisions cost £725/dwelling, £14,064/dwelling and £34,964/dwelling respectively.

Carbon Reduction Standards

- 6.6. The 2021 publication of Approved Document L of the Building Regulations – Conservation of fuel and power features targets intended to improve the performance of newbuild housing and represents a step forward towards achieving Zero Carbon homes. For this study, it is assumed that the standard will add 3% additional cost to the build costs.

Water Efficiency

- 6.7. Local Plan Policy DM25 requires that all new dwellings shall meet the Building Regulations optional requirement for water efficiency of 110litres/person/day. A cost of £7/dwelling has been applied to achieve this requirement.

EV Charging Points

- 6.8. Local Plan Policy DM25 requires provision of Electric Vehicle (EV) charging points for new dwellings. A cost of £600/dwelling has been applied to achieve this requirement.

Biodiversity Net Gain

- 6.9. The Environment Act 2021 requires delivery of 10% biodiversity net gain in all developments. It is agreed with HDH Planning and Development Ltd that the most suitable cost assumptions to use are those featured within the ‘Biodiversity net gain and local nature recovery strategies – Impact Assessment’ summarised in Table 15 below. The costs therefore are calculated as an addition to the BCIS costs above as appropriate for each typology.

Table 15: Assumptive Cost of Biodiversity Net Gain		
	On-site provision	Off-site Provision
Residential greenfield delivery costs as a proportion of build costs	0.1%	2.4%
Residential brownfield delivery costs as a proportion of build costs	<0.1%	0.5%
Industrial - % of land values	0.3%	3.0%
Prime Commercial - % of land values	0.2%	2.3%
Other Commercial - % of land values	0.2%	2.6%

Source: Biodiversity net gain and local nature recovery strategies – Impact Assessment. 2019.

- 6.10. For this assessment it is assumed that all greenfield sites will be providing on-site provision, whilst all brownfield sites will provide off-site provision

S106 Contributions and CIL

- 6.11. The Council often seek contribution from developers to mitigate the impact of development. These contributions are then spent on improving a wide range of local infrastructure, and includes – but is not limited to – the services and facilities detailed in Table 16 below:

Theme	Infrastructure
Housing	Affordable housing
	Specialist Residential Accommodation
	Self-build and custom build dwellings
Green and Blue Infrastructure	Recreation and leisure facilities
	Environmental mitigation
Physical Infrastructure	Highways, access, and transport
	Flood protection and water management
	Utilities
Community Infrastructure	Early years, childcare and education
	Health and social wellbeing
	Social and community facilities
	Public realm and public art
	Other community infrastructure

Source: Chelmsford Infrastructure Delivery Plan, 2019.

- 6.12. Contributions are secured either through S106 agreements or through the adopted CIL charging schedule.

Community Infrastructure Levy (CIL)

- 6.13. In 2014, Chelmsford City Council established a CIL Charging Schedule for different types of development. Each year since, this rate has increased using an index of inflation. Table 17 below details the current rates:

Type of development	Adopted CIL charge	Indexed CIL charge
Residential	£125 per sqm	£186.45
Retail – convenience	£150 per sqm	£223.74
Retail – all other retail	£87 per sqm	£129.77
All other uses	£0 per sqm	£0.00

Source: Chelmsford City Council, 2023.

- 6.14. In addition, the Council has set out a CIL Instalments Policy applicable to CIL liable phased developments. This policy, summarised in Table 18 below, has been applied to each phase of development on the strategic site typologies within the SHELAA.

Amount of CIL liability	Number of instalments	Payment periods and amounts
Any amount less than £10,000	2	50% of the chargeable amount ¹ within 90 days of the commencement ² date, the remaining 50% of the chargeable amount within 150 days of the commencement date
Amounts equal to or greater than £10,000 and less than £40,000	3	25% of the chargeable amount within 90 days of the commencement date, 25% of the chargeable amount within 270 days of the commencement date, and the remaining 50% of the chargeable amount within 360 days of the commencement date
Amounts equal to or greater than £40,000 and less than £100,000	5	20% of the chargeable amount within 90 days of the commencement date with the balance payable in four equal instalments within 270 days, 360 days, 480 days and 570 days of the commencement date
Amounts equal to or greater than £100,000	5	10% of the chargeable amount within 90 days of the commencement date with the balance payable in four equal instalments within 270 days, 450 days, 570 days, and 720 days of the commencement date

¹ This is the amount as set out in the liability notice

² The commencement date is the commencement notice date as advised by the developer under CIL Regulations 67

Source: Chelmsford City Council, 2014

Specialist Residential Accommodation

- 6.15. For residential typologies of over 100 dwellings, a commuted sum is calculated to be £457.40 per dwelling in lieu of on-site provision. This is as set out within the Specialist Residential Accommodation Planning Advice Note and is secured through S106.

Open Space

- 6.16. The Local Plan sets out the quantum of Open Space required on new developments as per Table 19 below:

Type of Open Space	Quantity standard (ha/1,000 population)
Accessible Open Space	
Allotments and community gardens	0.30
Amenity green space	0.40
Play space (children)	0.05
Play space (youth)	0.05
Strategic Open Space	
Parks and recreation grounds	1.65
Natural and Semi-Natural open Space	
Natural and semi-natural green space	1.0

6.17. Using the average occupancy rate of 2.4 persons per dwelling, the amount of open space per dwelling is calculated as per the below:

- Number of households per 1,000 populations: $1,000/2.4 = 417$ dwellings
- Accessible Local Open Space per dwelling: $8,000\text{sqm}/417 = 19\text{sqm/dwelling}$
- Strategic Open Space: $16,500\text{sqm}/417 = 40\text{sqm/dwelling}$
- Natural / Semi-Natural Open Space: $10,000\text{sqm}/417 = 24\text{sqm/dwelling}$

6.18. Thresholds based upon the number of dwellings to be provided on site determine the type and amount of Open Space that is required, as detailed in Table 20:

Size of Scheme	Provision
Less than 10 dwellings	No provision expected on-site
10-29 dwellings	Accessible Local Open Space required on-site at 19sqm per dwelling
30 or more dwellings	Accessible Local Open Space required on-site at 19sqm per dwelling, plus Strategic Open Space required on-site at 40sqm/dwelling, plus Natural/Semi-Natural Open Space required on-site at 24sqm per dwelling

6.19. Where sites are unable to accommodate the Open Space requirement on-site, a commuted sum to pay in lieu is required to cover the cost of off-site provision. This is set out within the Planning Obligations Supplementary Planning Document (POSPD) and the Open Space Planning Advice Note and is secured through S106. The rates required are as follows:

- For sites of 10 dwellings or more where the Local Open Space is not provided on-site, the commuted sum in lieu of on-site provision will be £1,063/dwelling
- For sites of 30 dwellings or more where the Strategic Open Space is not provided on-site, the commuted sum in lieu of on-site provision will be £1,052/dwelling
- For sites of 30 dwellings or more where the Natural/Semi-Natural Open Space is not provided on-site, the commuted sum in lieu of on-site provision will be £811/dwelling

6.20. In accordance with the POSPD, maintenance contributions are required for all Open Space provided on-site when responsibility for the long-term maintenance resides with Chelmsford City Council or a Parish or Town Council. This is required for 25 years after completion.

6.21. The rates for Open Space maintenance are as follows:

- Local Open Space = £164/dwellings
- Strategic Open Space = £1,014/dwelling
- Natural Open Space = £93/dwelling

Tree Planting

- 6.22. For all residential typologies, it is expected that three new trees be planted for every dwelling in accordance with Chelmsford's Climate and Ecological Emergency Action Plan. This is secured through S106. More information is provided in the Tree Planting Planning Advice Note.

Recreational disturbance Avoidance Mitigation Strategy (RAMS)

- 6.23. For all residential typologies, a contribution for RAMS is required at an indexed rate of £156.76 per dwelling (2023/24). This is as set out within the Essex Coat Recreational disturbance Avoidance & Mitigation Strategy (RAMS) – Habitats Regulations Assessment Strategy Document 2018-2038 and secured through S106.

Chelmsford City Council Monitoring Costs

- 6.24. A resource cost is involved in the monitoring of infrastructure coming forward and progressing through to delivery. Monitoring costs have been calculated to be as follows:

- Strategic sites: £840/obligation
- Other sites: £350/obligation
- Affordable housing: £100/affordable dwelling

Essex County Council Planning Obligations

- 6.25. Also secured within S106 are contributions towards infrastructure including education, employment and skills, highways, sustainable travel, libraries and flood and water management. All of which are delivered by the County Council.
- 6.26. Accounting for all required contributions, we have estimated the total S106 costs to be as detailed in Table 21 below. Note, these are estimates and are separate from the CIL contributions detailed above.

No	Typology	S106 per unit (£/unit)
1-5	Greenfield sites	£16,500
6-8	Brownfield sites	£14,000
10-15	Flatted schemes	£8,500
9, 16-22	Sites of 20 dwellings and less	£2,000
23	Strategic Greenfield – 3,000	£50,000
24	Strategic Greenfield – 2,000	£40,000
25	Strategic Greenfield – 1,500	£40,000
26	Large Greenfield – 1,000	£40,000
27	Large Greenfield - 500	£25,000
28	Strategic Brownfield – 500	£25,000

Other Development Costs

- 6.27. All other development costs have been calculated/determine by HDH Planning and Development Ltd. Table 22 below provides a summary of the assumptions to be used for these, with justification of their values to be provided by HDH Planning and Development Ltd within their emerging Local Plan Viability Review.

Table 22: Other Appraisal Assumptions	
Site Costs	5% on smaller sites 15% on larger sites
Abnormals	On Brownfield sites only – 5% of BCIS costs
Professional Fees	8% of build costs
Contingencies	5% on Brownfield sites and Strategic sites 2.5% on all other typologies
VAT	Assumed not to arise or that it is recovered in full
Interest Rate	7.5% per annum
Developers return	17.5% on residential development 15% on non-residential
Voids	Three-month void period
Acquisition costs	1% agents 0.5% legal fees
Disposal costs	3.5%

7. Viability Appraisals

- 7.1. The viability appraisals alone do not determine whether it is feasible to develop a site. It is acknowledged that high-level assumptions have been made in order to gain an overall indication of viability likelihood. There are a range of factors unique to each site that may impact upon deliverability. However, in having developed and utilised typologies for the SHELAA, these appraisals offer a strong indication as to whether a site, compliant with Local Plan policies, is likely to be viable for development or not.
- 7.2. The Residual Value has been calculated for each residential and non-residential typology. Where appropriate, residential typologies have been tested twice – once assuming the site lies within South Woodham Ferrers, and once assuming the site lies somewhere else within the Chelmsford administrative area; and non-residential typologies have been tested twice – once assuming the site is greenfield, and once assuming the site is brownfield.
- 7.3. A traffic light system has been applied to visually distinguish the outcomes of the appraisals.
- **Green** – indicated that the Residual Value per hectare exceeds the Benchmark Land Value per hectare and therefore suggests that the typology is likely viable for development.
 - **Amber** – indicates that the Residual Value per hectare falls below the Benchmark Land Value but above the Existing Use Value per hectare and therefore suggests that viability of the typology is marginal.
 - **Red** – indicates that the Residual Value per hectare falls below the Existing Use Value per hectare and therefore that the typology is likely unviable for development.
- 7.4. Table 23 below details a summary of the appraisals for each residential typology (excluding Older Person's housing) located at strategic sites, Chelmsford and elsewhere. Details of the full Appraisals can be seen in Appendix 5.

No.	Typology	EUV	BLV	Residual Value
		£/ha	£/ha	£/ha
1	Large GF 300 Urban Edge	25,000	525,000	1,357,111
2	Large GF 100 Urban Edge	25,000	525,000	1,291,977
3	Medium GF - 40 urban edge	25,000	525,000	1,875,637
4	Medium GF - 20 urban edge	25,000	525,000	1,590,281
5	Medium GF - 12 urban edge	25,000	525,000	2,125,812
6	Brownfield - 125 Urban Area	1,100,000	1,320,000	2,062,772
7	Brownfield - 50 Urban Area	1,100,000	1,320,000	2,536,447
8	Brownfield - 25 Urban Area	1,100,000	1,320,000	2,198,290
9	Brownfield - 12 Urban Area	1,100,000	1,320,000	3,908,854
10	Flatted BF 250	1,100,000	1,320,000	1,843,527
11	Flatted BF 250 HD	1,100,000	1,320,000	251,035
12	Flatted BF 155	1,100,000	1,320,000	2,687,867
13	Flatted BF 155 HD	1,100,000	1,320,000	208,993
14	Flats BF 75	1,100,000	1,320,000	2,397,877
15	Flats BF 35	1,100,000	1,320,000	1,612,874
16	Flats 12	1,100,000	1,320,000	1,933,209
17	Small GF - 9	25,000	525,000	4,143,016
18	Small GF - 4	25,000	525,000	4,308,707
19	Green Plot	25,000	525,000	5,020,209
20	Small Brown - 9	1,100,000	1,320,000	3,538,674
21	Small Brown - 6	1,100,000	1,320,000	3,444,429
22	Brown Plot	1,100,000	1,320,000	3,771,893
23	Strategic Green 1	25,000	250,000	660,480
24	Strategic Green 2	25,000	250,000	787,208
25	Strategic Green 3	25,000	250,000	754,936
26	Strategic Green 4	25,000	250,000	1,045,900
27	Strategic Green 5	25,000	250,000	919,334
28	Strategic Brown	1,100,000	1,320,000	3,841,269

7.5. Table 23 below details a summary of the appraisals for each residential typology (excluding Older Person's housing) located at South Woodham Ferrers. Details of the full Appraisals can be seen in Appendix 6.

No.	Typology	EUV	BLV	Residual Value
		£/ha	£/ha	£/ha
1	Large GF 300 Urban Edge	25,000	525,000	966,529
2	Large GF 100 Urban Edge	25,000	525,000	868,713
3	Medium GF - 40 urban edge	25,000	525,000	1,055,794
4	Medium GF - 20 urban edge	25,000	525,000	916,981
5	Medium GF - 12 urban edge	25,000	525,000	1,286,259
6	Brownfield - 125 Urban Area	1,100,000	1,320,000	1,322,900
7	Brownfield - 50 Urban Area	1,100,000	1,320,000	1,633,029
8	Brownfield - 25 Urban Area	1,100,000	1,320,000	1,471,715
9	Brownfield - 12 Urban Area	1,100,000	1,320,000	2,658,755
10	Flatted BF 250	1,100,000	1,320,000	291,030

11	Flatted BF 250 HD	1,100,000	1,320,000	-3,641,974
12	Flatted BF 155	1,100,000	1,320,000	401,765
13	Flatted BF 155 HD	1,100,000	1,320,000	-3,774,426
14	Flats BF 75	1,100,000	1,320,000	364,001
15	Flats BF 35	1,100,000	1,320,000	399,062
16	Flats 12	1,100,000	1,320,000	728,681
17	Small GF -9	25,000	525,000	4,143,016
18	Small GF - 4	25,000	525,000	4,308,707
19	Green Plot	25,000	525,000	5,020,209
20	Small Brown - 9	1,100,000	1,320,000	2,669,713
21	Small Brown - 6	1,100,000	1,320,000	2,675,229
22	Brown Plot	1,100,000	1,320,000	2,685,767

7.6. Older person's housing has been tested for both greenfield and brownfield locations. Table 24 below details the results. Details of the full appraisals run can be seen in Appendix 7.

Table 24: Residual Values - Older person's housing				
Typology	Residual Land Worth (Site)	Existing Use Value (£/ha)	Viability Threshold (£/ha)	Residual Value (£/ha)
29 Sheltered				
Greenfield	6,575,307	25,000	530,000	13,150,614
Brownfield	5,139,151	1,100,000	1,320,000	10,278,302
30 Extracare				
Greenfield	7,792,553	25,000	530,000	15,585,106
Brownfield	6,837,716	1,100,000	1,320,000	13,675,431

7.7. Table 25 below provided a summary of the appraisals for each non-residential typology in both a greenfield and a brownfield location. Details of the full appraisals run can be seen in Appendix 8.

Table 25: Residual Values – Non-residential uses				
Typology	Residual Land Worth (Site)	Existing Use Value (£/ha)	Viability Threshold (£/ha)	Residual Value (£/ha)
31 Offices (Central)				
Greenfield	1,901,208	25,000	530,000	26,616,915
Brownfield	1,458,108	1,100,000	1,100,000	5,103,377
32 Offices (Business Park)				
Greenfield	909,882	25,000	530,000	3,412,056
Brownfield	459,639	1,100,000	1,100,000	574,549
33 Industrial				
Greenfield	3,116,519	25,000	530,000	3,116,519
Brownfield	2,675,514	1,100,000	1,100,000	2,675,514
34 Logistics				
Greenfield	10,679,559	25,000	530,000	9,344,614
Brownfield	10,276,519	1,100,000	1,320,000	8,991,954
35 Retail (Prime)				
Greenfield	207,773	25,000	530,000	11,081,207
Brownfield	184,403	1,100,000	1,320,000	9,834,837

36 Retail (Elsewhere)				
Greenfield	41,337	25,000	530,000	2,206,795
Brownfield	18,008	1,100,000	1,320,000	960,426
37 Supermarket				
Greenfield	7,832,353	25,000	530,000	5,874,265
Brownfield	7,047,979	1,100,000	1,320,000	5,285,984
38 Retail Warehouse				
Greenfield	7,040,456	25,000	530,000	8,800,570
Brownfield	6,626,303	1,100,000	1,320,000	8,282,879

8. Reflecting the Appraisal Outcomes within the SHELAA

8.1. The green, amber and red results detailed above are fed directly into the SHELAA assessment database. Each site that is assessed is assigned one or more typologies based upon the site's characteristics, and the associated viability likelihood is applied to determine a viability score. More detail on scoring can be found in the Criteria Note.

9. Appendices

- Appendix 1: Sale asking prices split by area
- Appendix 2: Land Registry price paid & EPC on newbuilds sold in Chelmsford
- Appendix 3: Land Registry price paid & EPC on existing dwellings sold in Chelmsford
- Appendix 4: Employment unit asking prices
- Appendix 5: Residential appraisals – Chelmsford & Elsewhere
- Appendix 6: Residential appraisals – South Woodham Ferrers
- Appendix 7: Residential appraisals – Older person's accommodation
- Appendix 8: Non-residential appraisals

Appendix 1: Sale asking prices split by area

Properties for sale in Rural Villages South: September 2022									
	Studio	1x Bed Flat	1x Bed House	2x Bed Flat	2x Bed House	3x Bed Flat	3x Bed House	4x Bed House	5x Bed + House
CM3 8				£234,995	£280,000		£1,800,000	£995,000	£2,750,000
Rettendon							£825,000	£625,000	£1,800,000
East Hanningfield							£750,000	£625,000	£925,000
Woodham Ferrers							£750,000		£650,000
							£565,000		
							£530,000		
							£530,000		
							£470,000		
							£465,000		
CM4 9 & CM4 0				£1,150,000	£575,000		£1,125,000	£3,700,000	£2,000,000
Stock					£550,000		£955,000	£1,950,000	£1,895,000
Margaretting					£550,000		£800,000	£1,585,000	£1,695,000
							£775,000	£1,350,000	£1,495,000
							£775,000	£999,995	£1,450,000
							£675,000	£899,995	
								£775,000	
								£710,000	
CM11 1					£1,500,000		£930,000	£1,900,000	£3,950,000
Ramsden Heath							£579,950	£1,600,000	£2,000,000
Downham							£425,000	£1,475,000	£1,700,000
								£1,275,000	£1,550,000
								£550,000	£950,000
								£550,000	£875,000
								£525,000	
SS11 7			£240,000	£344,995	£500,000		£800,000	£800,000	£1,395,000
Runwell				£325,000	£475,000		£650,000	£700,000	£874,995
Battlesbridge				£241,500	£400,000		£650,000	£650,000	£850,000
				£230,000	£400,000		£650,000	£649,995	£800,000
					£365,000		£650,000	£640,000	£750,000
					£350,000		£600,000	£625,000	£709,995
					£325,000		£600,000	£625,000	£700,000
							£550,000	£625,000	
							£550,000	£600,000	
							£550,000	£600,000	
							£500,000	£587,995	
							£460,000	£585,000	
							£450,000	£579,995	
							£450,000	£575,000	
								£550,000	
								£550,000	
								£550,000	
								£550,000	
								£540,000	
								£504,995	
								£450,000	
								£425,000	
Totals	0	0	1	6	12	0	32	40	22
Total properties	113								
Median	N/A	N/A	£240,000	£283,250	£437,500	N/A	£625,000	£625,000	£1,422,500

Properties for sale in Rural Northern Horseshoe: September 2022									
	Studio	1x Bed Flat	1x Bed House	2x Bed Flat	2x Bed House	3x Bed Flat	3x Bed House	4x Bed House	5x Bed + House
CM1 3		£220,000		£250,000	£425,000		£975,000	£1,350,000	£2,250,000
Writtle		£169,500		£250,000	£400,000		£795,000	£950,000	£1,795,000
West Chelmsford		£130,000		£250,000	£390,000		£625,000	£950,000	£1,350,000
				£240,000	£280,000		£625,000	£799,995	
				£225,000			£600,000	£725,000	
				£225,000			£550,000	£585,000	
				£220,000			£550,000	£575,000	
				£220,000			£523,000	£550,000	
				£220,000			£435,000	£425,000	
				£220,000			£400,000		
				£210,000			£380,000		
				£200,000					
CM1 4		£215,000		£275,000	£475,000		£1,250,000	£1,100,000	£2,800,000
Chignal		£190,000		£275,000	£450,000		£850,000	£725,000	£2,750,000
Mashbury		£180,000		£250,000	£450,000		£700,000	£625,000	£1,295,000

Roxwell		£170,000			£390,000		£700,000	£625,000	£550,000
Good Easter					£280,000		£600,000	£600,000	
Newlands Spring							£550,000	£600,000	
North Chelmsford							£525,000	£575,000	
							£500,000	£539,950	
							£500,000	£535,000	
							£495,000	£500,000	
							£465,000		
							£450,000		
							£450,000		
							£450,000		
							£440,000		
							£439,995		
							£435,000		
							£425,000		
							£420,000		
							£400,000		
							£375,000		
CM1 7			£265,000		£409,995		£600,000	£795,000	£4,000,000
Broomfield					£400,000		£550,000	£730,000	£1,350,000
South East Springfield					£325,000		£525,000	£700,000	£1,300,000
					£325,000		£495,000	£700,000	£697,500
							£465,000	£625,000	£687,500
							£465,000	£600,000	
							£425,000	£550,000	
							£425,000	£525,000	
							£425,000		
							£380,000		
CM3 1				£210,000	£300,000		£725,000	£1,050,000	£650,000
Great & Little Leighs				£180,000			£650,000	£650,000	
Great Waltham							£550,000	£625,000	
Pleshey							£525,000	£570,000	
Ford End							£425,000	£550,000	
							£425,000	£550,000	
							£425,000		
							£400,000		
CM3 3			£190,000	£695,000	£825,000		£700,000	£1,895,000	£2,500,000
Boreham				£625,000	£460,000		£600,000	£1,895,000	£1,495,000
Little Waltham				£475,000	£450,000		£600,000	£1,600,000	£1,100,000
				£250,000	£450,000		£599,995	£1,075,000	£900,000
					£399,999		£575,000	£995,000	£900,000
					£325,000		£575,000	£950,000	
					£290,000		£575,000	£950,000	
							£560,000	£895,000	
							£560,000	£750,000	
							£535,000	£750,000	
							£500,000	£700,000	
							£500,000	£675,000	
							£495,000	£660,000	
							£475,000	£625,000	
							£425,000	£590,000	
							£400,000	£425,000	
CM3 4		£275,000		£500,000	£660,000		£950,000	£2,250,000	£3,250,000
Danbury					£600,000		£675,000	£1,200,000	£2,000,000
Little Baddow					£425,000		£625,000	£975,000	£1,250,000
Bicknacre							£500,000	£900,000	£1,000,000
							£500,000	£900,000	£900,000
							£475,000	£900,000	£800,000
							£450,000	£895,000	£550,000
							£450,000	£875,000	
							£425,000	£825,000	
							£375,000	£775,000	
							£375,000	£775,000	
								£750,000	
								£750,000	
								£725,000	
								£725,000	
								£700,000	
								£700,000	
								£675,000	
								£600,000	
								£575,000	
								£550,000	
								£550,000	
								£550,000	
								£530,000	

								£500,000	
								£500,000	
								£475,000	
								£385,000	
CM6 3									£2,350,000
North End									
Totals	0	8	2	22	24	0	77	77	26
Total properties	236								
Median	#NUM!	£185,000	£227,500	£245,000	£404,998	#NUM!	£500,000	£700,000	£1,297,500

Properties for sale in Chelmsford Central & North: September 2022									
	Studio	1x Bed Flat	1x Bed House	2x Bed Flat	2x Bed House	3x Bed Flat	3x Bed House	4x Bed House	5x Bed + House
CM1 1		£995,000		£360,000	£525,000	£585,000	£450,000	£480,000	
Chelmsford		£265,000		£360,000	£440,000		£425,000		
Town Centre		£265,000		£350,000			£385,000		
		£260,000		£325,000			£365,000		
		£257,000		£325,000			£360,000		
		£250,000		£315,000					
		£250,000		£310,000					
		£250,000		£300,000					
		£245,000		£300,000					
		£240,000		£290,000					
		£240,000		£290,000					
		£240,000		£290,000					
		£240,000		£280,000					
		£230,000		£275,000					
		£220,000		£265,000					
		£210,000		£260,000					
		£210,000		£250,000					
		£210,000		£250,000					
		£200,000		£250,000					
		£200,000		£240,000					
		£200,000		£240,000					
		£190,000		£230,000					
		£190,000		£225,000					
		£190,000		£225,000					
				£215,000					
				£175,000					
				£175,000					
CM1 2		£230,000	£200,000	£295,000	£420,000		£700,000	£925,000	£1,350,000
Town Centre West		£210,000	£200,000	£295,000	£385,000		£595,000	£725,000	£1,200,000
Melbourne				£280,000	£375,000		£470,000	£700,000	£800,000
Chignal Estate				£280,000	£350,000		£425,000	£650,000	£735,000
Westlands				£260,000			£425,000	£537,500	£650,000
				£250,000			£400,000	£485,000	£575,000
				£245,000			£385,000		£550,000
				£180,000			£385,000		
							£375,000		
							£360,000		
							£350,000		
							£310,000		
							£300,000		
CM1 6		£230,000		£419,950	£425,000		£599,950	£1,200,000	£850,000
Springfield		£200,000		£374,950	£394,995		£575,000	£869,950	£595,000
Beaulieu Park		£150,000		£369,950	£375,000		£565,000	£800,000	
				£369,950			£475,000	£675,000	
				£289,950			£450,000	£675,000	
				£289,950			£425,000	£575,000	
				£215,000			£425,000	£450,000	
				£210,000			£416,500	£440,000	
				£200,000			£400,000		
				£195,000			£390,000		
				£190,000			£380,000		
				£160,000			£375,000		
				£150,000			£350,000		
CM2 5 & CM2 6	£130,000	£270,000	£315,000	£300,000	£430,000	£270,000	£610,000	£1,250,000	£1,800,000
Colchester Road		£250,000	£185,000	£295,000	£375,000		£450,000	£650,000	£1,250,000
Chelmer Village		£240,000		£290,000	£370,000		£450,000	£600,000	£1,200,000
Chancellor Park		£210,000		£275,000	£340,000		£450,000	£550,000	£850,000
Springfield Park Road		£210,000		£270,000			£425,000	£550,000	£600,000

		£200,000		£260,000			£415,000	£460,000	£550,000
		£200,000		£260,000			£400,000		
		£190,000		£259,950			£400,000		
		£190,000		£240,000			£400,000		
				£225,000			£385,000		
				£220,000			£375,000		
				£220,000			£375,000		
				£200,000			£375,000		
Totals	1	38	4	61	13	2	44	21	15
Total properties	199								
Median	£130,000	£225,000	£200,000	£260,000	£385,000	£427,500	£400,000	£650,000	£800,000

Properties for sale in Chelmsford South & East: September 2022									
	Studio	1x Bed Flat	1x Bed House	2x Bed Flat	2x Bed House	3x Bed Flat	3x Bed House	4x Bed House	5x Bed + House
CM2 0		£250,000		£395,000	£550,000		£575,000	£1,000,000	£1,500,000
Chelmsford Old Moulsham		£210,000		£350,000	£470,000		£575,000	£875,000	£1,450,000
London Road		£185,000		£325,000	£350,000		£550,000	£550,000	£750,000
New Writtle Street		£180,000		£325,000	£350,000		£485,000		
		£175,000		£325,000			£450,000		
		£165,000		£320,000			£425,000		
				£300,000			£390,000		
				£290,000					
				£290,000					
				£275,000					
				£270,000					
				£250,000					
				£250,000					
				£240,000					
				£230,000					
				£225,000					
				£220,000					
				£215,000					
				£210,000					
				£200,000					
CM2 7	£125,000	£220,000		£359,995	£325,000		£1,250,000	£1,400,000	£2,000,000
Great Baddow East		£190,000		£359,995			£595,000	£1,100,000	£1,650,000
Sandon		£180,000		£330,000			£575,000	£825,000	£1,500,000
Howe Green		£170,000		£180,000			£550,000	£515,000	£1,200,000
		£160,000					£550,000	£500,000	£950,000
		£150,000					£475,000	£500,000	£895,000
							£425,000		
							£425,000		
							£400,000		
							£300,000		
							£270,000		
CM2 8		£170,000		£275,000	£550,000		£1,095,000	£925,000	£1,600,000
Galleywood				£210,000	£399,000		£925,000	£800,000	£1,075,000
West Hanningfield				£200,000	£350,000		£675,000	£695,000	£550,000
Tile Kiln				£200,000			£650,000	£680,000	£500,000
				£200,000			£650,000	£650,000	£475,000
				£200,000			£650,000	£650,000	
							£550,000	£625,000	
							£525,000	£580,000	
							£525,000	£575,000	
							£500,000	£575,000	
							£499,995	£525,000	
							£450,000	£525,000	
							£450,000	£525,000	
							£450,000	£500,000	
							£400,000	£500,000	
							£375,000	£500,000	
							£350,000	£499,995	
							£350,000	£475,000	
							£350,000	£425,000	
CM2 9		£250,000		£315,000	£525,000		£800,000	£825,000	£1,450,000
Great Baddow West		£220,000		£225,000	£450,000		£545,000	£750,000	£725,000
Moulsham Lodge		£200,000		£220,000	£375,000		£525,000	£700,000	£640,000

Beehive Lane		£200,000			£365,000		£525,000	£700,000	£625,000
Wood Street		£180,000			£325,000		£500,000	£699,995	£600,000
		£150,000			£300,000		£500,000	£625,000	£600,000
							£499,995	£600,000	
							£475,000	£575,000	
							£450,000	£550,000	
							£450,000	£550,000	
							£450,000	£550,000	
							£440,000		
							£430,000		
							£425,000		
							£425,000		
							£350,000		
Totals	1	20	0	35	15	0	55	41	21
Total properties	188								
Median	£125,000	£182,500	#NUM!	£270,000	£375,000	#NUM!	£499,995	£600,000	£895,000

Properties for sale in South Woodham Ferrers: September 2022									
	Studio	1x Bed Flat	1x Bed House	2x Bed Flat	2x Bed House	3x Bed Flat	3x Bed House	4x Bed House	5x Bed + House
CM3 5 & CM3 7		£169,995	£250,000	£230,000	£479,995	£230,000	£700,000	£800,000	£900,000
South Woodham Ferrers				£220,000	£310,000		£375,000	£725,000	£825,000
				£200,000	£299,995		£375,000	£675,000	£785,000
				£200,000	£290,000		£370,000	£650,000	£625,000
					£275,000		£320,000	£650,000	
					£230,000			£625,000	
								£625,000	
								£575,000	
								£550,000	
								£550,000	
								£525,000	
								£500,000	
								£489,995	
								£489,995	
								£485,000	
								£475,000	
								£475,000	
								£475,000	
								£455,000	
								£450,000	
								£350,000	
Totals	0	1	1	4	6	1	5	21	4
Total properties	43								
Median	N/A	£169,995	£250,000	£210,000	£294,998	£230,000	£375,000	£525,000	£805,000

Appendix 2: Land Registry price paid & EPC on newbuilds sold in Chelmsford

Data collected on sales of new-build dwellings in Chelmsford sold between 01/01/2021 – 01/07/2022.

Price Paid	Date	Property Type	SAON	PAON	Street	Locality	Town	Postcode	sqm	£/sqm
£216,000	05/01/2021	S			24 WENTWORTH ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3GP	77	£2,805
£210,000	14/01/2021	F	FLAT 17	ROSEBERY HOUSE, 41	SPRINGFIELD ROAD		CHELMSFORD	CM2 6ZP	30	£7,000
£286,000	15/01/2021	F			40 WALTHAM GLEN		CHELMSFORD	CM2 9EL	72	£3,972
£339,896	15/01/2021	F	13	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	78	£4,358
£342,995	15/01/2021	F	20	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	73	£4,699
£339,995	15/01/2021	F	11	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	72	£4,722
£261,995	15/01/2021	F	14	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	53	£4,943
£261,995	15/01/2021	F	12	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	52	£5,038
£205,000	15/01/2021	F	FLAT 2	ROSEBERY HOUSE, 41	SPRINGFIELD ROAD		CHELMSFORD	CM2 6ZP	31	£6,613
£344,995	18/01/2021	F	18	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	78	£4,423
£260,995	18/01/2021	F	23	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	53	£4,924
£280,000	19/01/2021	F			35 WALTHAM GLEN		CHELMSFORD	CM2 9EL	71	£3,944
£285,000	19/01/2021	F	FLAT 17	HODGSON HOUSE, 50	RAINSFORD ROAD		CHELMSFORD	CM1 2XB	50	£5,700
£460,000	20/01/2021	S			39 BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	96	£4,792
£540,000	21/01/2021	D			21 ALBATROSS WAY	LITTLE WALTHAM	CHELMSFORD	CM3 3GD	138	£3,913
£339,995	21/01/2021	F	31	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	75	£4,533
£275,280	21/01/2021	F	FLAT 9	ROSEBERY HOUSE, 41	SPRINGFIELD ROAD		CHELMSFORD	CM2 6ZP	41	£6,714
£415,000	22/01/2021	D			8 LITTLE RYE FIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1FR	87	£4,770
£416,995	22/01/2021	D			1 LITTLE RYE FIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1FR	87	£4,793
£445,000	22/01/2021	D			41 BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	96	£4,635
£346,995	22/01/2021	F	21	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	74	£4,689
£255,000	22/01/2021	F	22	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	54	£4,722
£338,995	22/01/2021	F	24	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	69	£4,913
£342,995	22/01/2021	F	39	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	66	£5,197
£480,000	25/01/2021	D			43 BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	110	£4,364
£284,000	25/01/2021	F			27 WALTHAM GLEN		CHELMSFORD	CM2 9EL	71	£4,000
£344,995	25/01/2021	F	37	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	72	£4,792
£465,000	26/01/2021	S			37 BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	101	£4,604
£465,000	27/01/2021	S			14 PETTY CROFT	BROOMFIELD	CHELMSFORD	CM1 7FS	110	£4,227
£339,995	27/01/2021	F	33	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	72	£4,722
£210,000	27/01/2021	F	FLAT 2	PAVILION HOUSE, 45	NEW WRITTLE STREET		CHELMSFORD	CM2 0SB	37	£5,676
£338,995	28/01/2021	F	28	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	72	£4,708
£342,000	28/01/2021	F	16	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	72	£4,750
£547,000	29/01/2021	D			136 ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GR	119	£4,597
£512,000	29/01/2021	D			135 ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	105	£4,876
£625,000	29/01/2021	D			2 HEDGE COCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	143	£4,371
£430,000	29/01/2021	S			18 ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GH	96	£4,479
£435,000	29/01/2021	D			9 FOXGLOVE AVENUE		CHELMSFORD	CM1 4FX	100	£4,350
£342,995	29/01/2021	F	41	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	75	£4,573
£341,995	29/01/2021	F	32	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	72	£4,750
£341,995	29/01/2021	F	35	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	71	£4,817
£580,000	05/02/2021	D			134 ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GR	131	£4,427
£405,000	05/02/2021	D			47 BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	86	£4,709
£465,000	05/02/2021	D			57 BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	96	£4,844

Price Paid	Date	Property Type	SAON	PAON	Street	Locality	Town	Postcode	sqm	£/sqm
£290,000	05/02/2021	F			42 WALTHAM GLEN		CHELMSFORD	CM2 9EL	72	£4,028
£435,000	05/02/2021	D			4 ELDER CLOSE		CHELMSFORD	CM1 4FU	100	£4,350
£330,000	05/02/2021	F	FLAT 14		56 RAILWAY STREET		CHELMSFORD	CM1 1QS	69	£4,783
£344,995	05/02/2021	F	38	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	72	£4,792
£480,000	10/02/2021	D			51 BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	110	£4,364
£399,000	12/02/2021	D			36 MOORTOWN PLACE	LITTLE WALTHAM	CHELMSFORD	CM3 3FZ	86	£4,640
£400,000	12/02/2021	D			49 BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	86	£4,651
£331,000	19/02/2021	F	30	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	71	£4,662
£330,000	19/02/2021	F	FLAT 10		56 RAILWAY STREET		CHELMSFORD	CM1 1QS	69	£4,783
£235,000	22/02/2021	F	FLAT 44	ROSEBERY HOUSE, 41	SPRINGFIELD ROAD		CHELMSFORD	CM2 6ZP	33	£7,121
£225,000	22/02/2021	F	FLAT 48	ROSEBERY HOUSE, 41	SPRINGFIELD ROAD		CHELMSFORD	CM2 6ZP	30	£7,500
£340,995	25/02/2021	F	40	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	71	£4,803
£530,000	26/02/2021	D			19 RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	118	£4,492
£580,000	26/02/2021	D			40 ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GH	128	£4,531
£450,000	26/02/2021	S			16 ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GH	96	£4,688
£405,000	26/02/2021	D			14 WENTWORTH ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3GP	86	£4,709
£690,000	26/02/2021	D			22 FOXGLOVE AVENUE		CHELMSFORD	CM1 4FW	204	£3,382
£569,500	26/02/2021	T			228 WHARF ROAD		CHELMSFORD	CM2 6NR	156	£3,651
£570,000	26/02/2021	T			232 WHARF ROAD		CHELMSFORD	CM2 6NR	156	£3,654
£590,000	26/02/2021	T			224 WHARF ROAD		CHELMSFORD	CM2 6NR	156	£3,782
£230,000	26/02/2021	F			29 WALTHAM GLEN		CHELMSFORD	CM2 9EL	59	£3,898
£321,155	26/02/2021	F	26	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	72	£4,460
£260,495	26/02/2021	F	19	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	53	£4,915
£439,995	01/03/2021	S			13 RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	92	£4,783
£560,000	02/03/2021	D			61 BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	128	£4,375
£436,995	04/03/2021	D			9 RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	92	£4,750
£380,000	05/03/2021	F	FLAT 11		56 RAILWAY STREET		CHELMSFORD	CM1 1QS	84	£4,524
£455,000	12/03/2021	D			1 WILLIS MEAD ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1FL	93	£4,892
£470,000	15/03/2021	D			3 BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	101	£4,653
£545,000	19/03/2021	D			2 WILLIS MEAD ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1FL	118	£4,619
£525,995	24/03/2021	D			21 RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	118	£4,458
£451,995	25/03/2021	D			36 RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	93	£4,860
£430,000	26/03/2021	D			94 ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GR	90	£4,778
£399,995	26/03/2021	D			4 RYE FIELD CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FQ	87	£4,598
£430,000	26/03/2021	D			2 FINNING CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FS	91	£4,725
£453,995	26/03/2021	D			1 FINNING CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FS	93	£4,882
£159,750	26/03/2021	T			35 ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GJ	77	£2,075
£460,000	26/03/2021	F	FLAT 1		236 WHARF ROAD		CHELMSFORD	CM2 6LP	136	£3,382
£530,000	29/03/2021	D			38 RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	118	£4,492
£258,995	30/03/2021	F	17	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	52	£4,981
£750,000	31/03/2021	D			16 WENTWORTH ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3GP	190	£3,947
£440,000	31/03/2021	D			7 FOXGLOVE AVENUE		CHELMSFORD	CM1 4FX	100	£4,400
£325,000	01/04/2021	F	FLAT 7		56 RAILWAY STREET		CHELMSFORD	CM1 1QS	70	£4,643
£750,000	09/04/2021	D			59 BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	190	£3,947
£330,000	09/04/2021	F	FLAT 8		56 RAILWAY STREET		CHELMSFORD	CM1 1QS	68	£4,853
£325,000	15/04/2021	F	FLAT 5		56 RAILWAY STREET		CHELMSFORD	CM1 1QS	69	£4,710
£625,000	19/04/2021	D			55 BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	147	£4,252
£295,000	21/04/2021	F	FLAT 8	346A	BADDOW ROAD		CHELMSFORD	CM2 9RA	89	£3,315

Price Paid	Date	Property Type	SAON	PAON	Street	Locality	Town	Postcode	sqm	£/sqm
£585,000	23/04/2021	D			106 ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GR	131	£4,466
£900,000	23/04/2021	D			9 ALBATROSS WAY	LITTLE WALTHAM	CHELMSFORD	CM3 3GD	244	£3,689
£330,000	28/04/2021	F	FLAT 9		56 RAILWAY STREET		CHELMSFORD	CM1 1QS	67	£4,925
£340,000	28/04/2021	F	FLAT 13		56 RAILWAY STREET		CHELMSFORD	CM1 1QS	67	£5,075
£525,000	29/04/2021	D			17 RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	118	£4,449
£250,000	29/04/2021	F	1	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	52	£4,808
£775,000	30/04/2021	D			4 TAYLOR VIEW	SPRINGFIELD	CHELMSFORD	CM1 6DG	185	£4,189
£315,000	30/04/2021	F	FLAT 2		56 RAILWAY STREET		CHELMSFORD	CM1 1QS	70	£4,500
£595,000	30/04/2021	D			1 CLOVER DRIVE		CHELMSFORD	CM1 4FT	59	£10,085
£240,000	04/05/2021	F	FLAT 39	ROSEBERY HOUSE, 41	SPRINGFIELD ROAD		CHELMSFORD	CM2 6ZP	41	£5,854
£625,000	17/05/2021	D			31 ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GJ	147	£4,252
£422,500	19/05/2021	D			34 RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	91	£4,643
£350,000	21/05/2021	F	FLAT 4		56 RAILWAY STREET		CHELMSFORD	CM1 1QS	67	£5,224
£670,000	28/05/2021	D			3 FINNING CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FS	160	£4,188
£331,995	28/05/2021	F	29	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	66	£5,030
£750,000	10/06/2021	D			29 ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GJ	190	£3,947
£495,000	10/06/2021	D			67 BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	110	£4,500
£185,000	11/06/2021	F	FLAT 47	ROSEBERY HOUSE, 41	SPRINGFIELD ROAD		CHELMSFORD	CM2 6ZP	30	£6,167
£465,000	17/06/2021	D			63 BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	96	£4,844
£580,000	18/06/2021	D			46 ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GH	138	£4,203
£265,995	18/06/2021	F			89 REGINA ROAD		CHELMSFORD	CM1 1JF	63	£4,222
£342,995	21/06/2021	F			97 REGINA ROAD		CHELMSFORD	CM1 1JF	74	£4,635
£331,995	24/06/2021	F			83 REGINA ROAD		CHELMSFORD	CM1 1JF	74	£4,486
£334,995	24/06/2021	F			85 REGINA ROAD		CHELMSFORD	CM1 1JF	71	£4,718
£590,000	25/06/2021	D			128 ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GR	130	£4,538
£659,995	25/06/2021	D			9 LITTLE RYE FIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1FR	170	£3,882
£343,995	25/06/2021	F			106 REGINA ROAD		CHELMSFORD	CM1 1JF	73	£4,712
£349,995	25/06/2021	F			104 REGINA ROAD		CHELMSFORD	CM1 1JF	74	£4,730
£343,995	25/06/2021	F			111 REGINA ROAD		CHELMSFORD	CM1 1JF	72	£4,778
£679,995	29/06/2021	D			10 LITTLE RYE FIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1FR	160	£4,250
£580,000	29/06/2021	D			50 ST ANDREWS DRIVE	LITTLE WALTHAM	CHELMSFORD	CM3 3GH	138	£4,203
£475,000	29/06/2021	D			1 BELFRY CRESCENT	LITTLE WALTHAM	CHELMSFORD	CM3 3GN	101	£4,703
£322,500	29/06/2021	F	FLAT 12		56 RAILWAY STREET		CHELMSFORD	CM1 1QS	68	£4,743
£649,995	30/06/2021	D			7 LITTLE RYE FIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1FR	170	£3,824
£670,000	30/06/2021	D			3 CLOVER DRIVE		CHELMSFORD	CM1 4FT	173	£3,873
£580,000	30/06/2021	D			52 FOXGLOVE AVENUE		CHELMSFORD	CM1 4FW	148	£3,919
£460,000	30/06/2021	D			32 HORNBEAM GARDENS		CHELMSFORD	CM1 4GH	108	£4,259
£340,995	23/07/2021	F			105 REGINA ROAD		CHELMSFORD	CM1 1JF	72	£4,736
£225,000	30/07/2021	F	FLAT 45	ROSEBERY HOUSE, 41	SPRINGFIELD ROAD		CHELMSFORD	CM2 6ZP	30	£7,500
£250,000	02/08/2021	D			3 TANGLEWOOD PLACE		CHELMSFORD	CM3 4FP	178	£1,404
£337,995	02/08/2021	F			98 REGINA ROAD		CHELMSFORD	CM1 1JF	72	£4,694
£260,000	19/08/2021	F			87 REGINA ROAD		CHELMSFORD	CM1 1JF	52	£5,000
£265,995	20/08/2021	F			101 REGINA ROAD		CHELMSFORD	CM1 1JF	52	£5,115
£654,995	31/08/2021	D			6 FINNING CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FS	170	£3,853
£529,995	09/09/2021	D			43 RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	114	£4,649
£265,995	09/09/2021	F			102 REGINA ROAD		CHELMSFORD	CM1 1JF	51	£5,216
£659,995	17/09/2021	D			47 RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	170	£3,882
£679,995	17/09/2021	D			11 RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	160	£4,250

Price Paid	Date	Property Type	SAON	PAON	Street	Locality	Town	Postcode	sqm	£/sqm
£490,000	23/09/2021	D			1 GRANTHAM DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6DY	110	£4,455
£261,995	24/09/2021	F			88 REGINA ROAD		CHELMSFORD	CM1 1JF	51	£5,137
£315,000	06/10/2021	F			23 WALTHAM GLEN		CHELMSFORD	CM2 9EL	83	£3,795
£525,500	14/10/2021	S			33 ASHFORD PLACE	BROOMFIELD	CHELMSFORD	CM1 7FW	146	£3,599
£335,995	15/10/2021	F			84 REGINA ROAD		CHELMSFORD	CM1 1JF	71	£4,732
£295,000	27/10/2021	F		FLAT 3	56 RAILWAY STREET		CHELMSFORD	CM1 1QS	68	£4,338
£516,995	29/10/2021	D			40 RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	114	£4,535
£232,000	29/11/2021	F	4	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	52	£4,462
£669,995	30/11/2021	D			4 FINNING CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1FS	160	£4,187
£679,995	03/12/2021	D			14 LITTLE RYE FIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1FR	160	£4,250
£669,995	17/12/2021	D			12 LITTLE RYE FIELDS	GREAT LEIGHS	CHELMSFORD	CM3 1FR	170	£3,941
£699,950	17/12/2021	D			2 STAINES DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6FR	181	£3,867
£230,000	27/01/2022	F			93 REGINA ROAD		CHELMSFORD	CM1 1JF	50	£4,600
£679,995	31/01/2022	D			44 RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	116	£5,862
£250,000	31/01/2022	F			86 REGINA ROAD		CHELMSFORD	CM1 1JF	50	£5,000
£240,000	01/02/2022	F	3	HILL COURT	VICTORIA ROAD		CHELMSFORD	CM1 1SP	52	£4,615
£342,995	25/04/2022	F			8 REGINA ROAD		CHELMSFORD	CM1 1QY	78	£4,397
£258,995	25/04/2022	F			5 REGINA ROAD		CHELMSFORD	CM1 1QY	52	£4,981
£264,995	28/04/2022	F			19 REGINA ROAD		CHELMSFORD	CM1 1QY	52	£5,096
£344,995	29/04/2022	F			30 REGINA ROAD		CHELMSFORD	CM1 1QY	71	£4,859
£575,995	03/05/2022	D			45 RADCLIFFE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1FN	136	£4,235

Appendix 3: Land Registry price paid & EPC on existing dwellings sold in Chelmsford

Data collected on sales of existing dwellings in Chelmsford sold between 01/01/2021 – 01/07/2022.

Price Paid	Date	Property Type	SAON	PAON	Street	Locality	Town	Postcode	sqm	£/sqm
£845,000	04/01/2021	D			15 WESTFIELD AVENUE		CHELMSFORD	CM1 1SF	136	£6,213
£350,000	04/01/2021	T			73 WATERHOUSE STREET		CHELMSFORD	CM1 2TZ	70	£5,000
£450,000	04/01/2021	T			26 LITTLE MEADOW	WRITTLE	CHELMSFORD	CM1 3LG	115	£3,913
£545,000	05/01/2021	S			37 SIXTH AVENUE		CHELMSFORD	CM1 4ED	83	£6,566
£500,000	05/01/2021	D			43 HONEY CLOSE		CHELMSFORD	CM2 9SP	98	£5,102
£342,500	05/01/2021	T			18 NAVIGATION ROAD		CHELMSFORD	CM2 6HE	69	£4,964
£1,050,000	05/01/2021	D		6A	THE RYEFIELD	LITTLE BADDOW	CHELMSFORD	CM3 4TR	221	£4,751
£867,000	05/01/2021	D		HEATHERBY	NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TB	187	£4,636
£403,000	05/01/2021	D			8 BICKERTON POINT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YG	87	£4,632
£517,500	05/01/2021	D			5 LANDISDALE	DANBURY	CHELMSFORD	CM3 4QR	124	£4,173
£675,000	05/01/2021	D			95 LADY LANE		CHELMSFORD	CM2 0TJ	168	£4,018
£350,000	05/01/2021	S			45 PEEL ROAD		CHELMSFORD	CM2 6AJ	91	£3,846
£378,000	05/01/2021	D			29 BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SG	110	£3,436
£305,000	05/01/2021	S			31 AVON ROAD		CHELMSFORD	CM1 2JX	91	£3,352
£315,000	05/01/2021	S			63 CHEVIOT DRIVE		CHELMSFORD	CM1 2EX	97	£3,247
£360,000	05/01/2021	T			19 WEIGHT ROAD		CHELMSFORD	CM2 6LE	111	£3,243
£270,000	05/01/2021	S			13 BERWICK AVENUE		CHELMSFORD	CM1 4AN	90	£3,000
£525,000	06/01/2021	D			45 LITTLE BADDOW ROAD	DANBURY	CHELMSFORD	CM3 4NT	73	£7,192
£420,000	06/01/2021	T			13 DONALD WAY		CHELMSFORD	CM2 9JB	74	£5,676
£369,995	06/01/2021	T			17 NURSERY ROAD		CHELMSFORD	CM2 9PL	78	£4,744
£450,000	06/01/2021	S			129 KEENE WAY		CHELMSFORD	CM2 8NS	109	£4,128
£302,500	06/01/2021	S			319 MEADGATE AVENUE		CHELMSFORD	CM2 7NL	81	£3,735
£375,000	06/01/2021	S			28 CROUCH BECK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JY	108	£3,472
£470,000	07/01/2021	S			50 FIRST AVENUE		CHELMSFORD	CM1 1RU	77	£6,104
£340,000	07/01/2021	S			17 PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS	65	£5,231
£490,000	07/01/2021	S			22 ST JOHNS AVENUE		CHELMSFORD	CM2 0UB	99	£4,949
£362,500	07/01/2021	T			14 ST JOHNS ROAD		CHELMSFORD	CM2 9PE	77	£4,708
£800,000	07/01/2021	D		THE SHRUBBERY	THE RIDGE	LITTLE BADDOW	CHELMSFORD	CM3 4NX	171	£4,678
£350,000	07/01/2021	D			3 LYNDHURST DRIVE	BICKNACRE	CHELMSFORD	CM3 4XL	76	£4,605
£735,000	07/01/2021	D			18 ST JOHNS AVENUE		CHELMSFORD	CM2 0UB	168	£4,375
£284,000	07/01/2021	S			4 OLD FORGE ROAD	BOREHAM	CHELMSFORD	CM3 3DU	67	£4,239
£678,000	07/01/2021	D			30 LADY LANE		CHELMSFORD	CM2 0TQ	162	£4,185
£430,000	07/01/2021	D			26 ASHTON PLACE		CHELMSFORD	CM2 6ST	103	£4,175
£489,995	07/01/2021	D			6 LORIE GARDENS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AQ	129	£3,798
£280,000	07/01/2021	S			11 WELLAND AVENUE		CHELMSFORD	CM1 2JN	74	£3,784
£430,000	08/01/2021	D		MEWS COTTAGE, 58	NEW WRITTLE STREET		CHELMSFORD	CM2 0SB	N/A	#VALUE!
£550,000	08/01/2021	S			24 LADY LANE		CHELMSFORD	CM2 0TG	93	£5,914
£348,000	08/01/2021	D			23 RUBENS GATE		CHELMSFORD	CM1 6GW	66	£5,273
£388,000	08/01/2021	S			92 PLANTATION ROAD	BOREHAM	CHELMSFORD	CM3 3DZ	74	£5,243
£380,000	08/01/2021	D			13 WESTMARCH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AB	78	£4,872
£460,000	08/01/2021	D			85 LODGE ROAD	WRITTLE	CHELMSFORD	CM1 3HZ	100	£4,600
£175,000	08/01/2021	F			106 PARKINSON DRIVE		CHELMSFORD	CM1 3GS	39	£4,487
£291,000	08/01/2021	T			38 BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	66	£4,409

£262,000	08/01/2021	T		54	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	61	£4,295
£580,000	08/01/2021	D		32	HOWARD DRIVE		CHELMSFORD	CM2 6PE	136	£4,265
£360,000	08/01/2021	S		142	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	85	£4,235
£320,000	08/01/2021	T		34	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	79	£4,051
£500,000	08/01/2021	D		6	WESTBOURNE GROVE		CHELMSFORD	CM2 9RT	125	£4,000
£422,500	08/01/2021	S		26	SCHOOL LANE	GREAT LEIGHS	CHELMSFORD	CM3 1NL	111	£3,806
£340,000	08/01/2021	S		104	BURGHLEY WAY		CHELMSFORD	CM2 9LQ	93	£3,656
£142,500	08/01/2021	F		48	PEARCE MANOR		CHELMSFORD	CM2 9XH	40	£3,563
£262,000	08/01/2021	T		36	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SH	75	£3,493
£320,000	08/01/2021	S		10	ST MARGARETS ROAD		CHELMSFORD	CM2 6DR	92	£3,478
£310,000	08/01/2021	T		81	SHELLEY ROAD		CHELMSFORD	CM2 6ES	93	£3,333
£512,000	08/01/2021	S		12	FORREST CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NR	157	£3,261
£590,000	08/01/2021	S		69	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QZ	185	£3,189
£340,000	11/01/2021	T		118	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX	55	£6,182
£475,000	11/01/2021	D		14	NIBLICK GREEN		CHELMSFORD	CM3 3FS	101	£4,703
£288,000	11/01/2021	T		29	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EG	64	£4,500
£377,000	11/01/2021	S		13	BADDOW HALL AVENUE		CHELMSFORD	CM2 7BN	89	£4,236
£255,000	11/01/2021	T		50	ORANGE TREE CLOSE		CHELMSFORD	CM2 9NE	65	£3,923
£405,000	11/01/2021	T		30	DOWNSWAY		CHELMSFORD	CM1 6TU	112	£3,616
£505,000	11/01/2021	D		38	BICKERTON POINT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YG	142	£3,556
£365,000	11/01/2021	T		10	WALLASEA GARDENS		CHELMSFORD	CM1 6JZ	112	£3,259
£360,000	11/01/2021	S		16	TYTHE BARN WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PX	116	£3,103
£184,000	12/01/2021	F		98	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE	41	£4,488
£350,000	12/01/2021	T		93	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	81	£4,321
£260,000	12/01/2021	F		39	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AZ	63	£4,127
£570,000	12/01/2021	D		16	THE SPINNAKER	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GL	145	£3,931
£507,000	12/01/2021	D		1	HOPWOOD VIEW		CHELMSFORD	CM2 9FL	129	£3,930
£188,000	12/01/2021	F		30	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	50	£3,760
£720,000	12/01/2021	D	TRESCO		WOODHILL ROAD	DANBURY	CHELMSFORD	CM3 4DY	192	£3,750
£335,000	13/01/2021	S		19	FRASER CLOSE		CHELMSFORD	CM2 0TD	45	£7,444
£840,000	13/01/2021	D		47	CHURCH LANE	SPRINGFIELD	CHELMSFORD	CM1 7SQ	165	£5,091
£770,000	13/01/2021	S		173	WOOD STREET		CHELMSFORD	CM2 8BJ	167	£4,611
£491,750	13/01/2021	T		2	MANOR ROAD		CHELMSFORD	CM2 0ER	121	£4,064
£437,000	13/01/2021	D		17	PERTWEE DRIVE		CHELMSFORD	CM2 8DY	108	£4,046
£670,000	13/01/2021	D		427	BADDOW ROAD		CHELMSFORD	CM2 7QL	169	£3,964
£289,000	13/01/2021	T		144	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GF	84	£3,440
£333,000	14/01/2021	D		21	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS	67	£4,970
£325,000	14/01/2021	S		111	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DT	78	£4,167
£560,000	14/01/2021	D		1	PINES ROAD		CHELMSFORD	CM1 2EY	143	£3,916
£360,000	15/01/2021	D	THE WOOD		ELM GREEN LANE	DANBURY	CHELMSFORD	CM3 4DW	65	£5,538
£292,500	15/01/2021	S		15	DUFFIELD ROAD		CHELMSFORD	CM2 9RY	59	£4,958
£520,000	15/01/2021	D		31	SANDFORD MILL ROAD		CHELMSFORD	CM2 6NS	107	£4,860
£317,500	15/01/2021	T		131	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JW	74	£4,291
£467,000	15/01/2021	D		50	HONEY CLOSE		CHELMSFORD	CM2 9SP	109	£4,284
£218,000	15/01/2021	F		72	HARBERD TYE		CHELMSFORD	CM2 9GJ	51	£4,275
£520,000	15/01/2021	S		17	THIRD AVENUE		CHELMSFORD	CM1 4EX	122	£4,262
£430,000	15/01/2021	S		191	LINNET DRIVE		CHELMSFORD	CM2 8AH	104	£4,135
£502,500	15/01/2021	S		72	DORSET AVENUE		CHELMSFORD	CM2 9UB	129	£3,895
£350,000	15/01/2021	S		175	BADDOW ROAD		CHELMSFORD	CM2 7PZ	90	£3,889

£270,000	15/01/2021	D		1	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ	70	£3,857	
£152,000	15/01/2021	F		19	CROCUS WAY		CHELMSFORD	CM1 6XP	41	£3,707	
£240,000	15/01/2021	T		39	ROTHBURY ROAD		CHELMSFORD	CM1 3DD	65	£3,692	
£765,000	15/01/2021	T		5	WINDLEY TYE		CHELMSFORD	CM1 2GR	210	£3,643	
£370,000	15/01/2021	D		14	TOOK DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RJ	102	£3,627	
£197,500	15/01/2021	F		29	ROOKES CRESCENT		CHELMSFORD	CM1 3GL	56	£3,527	
£300,000	15/01/2021	T		14	MARKLAND CLOSE		CHELMSFORD	CM2 8RZ	89	£3,371	
£375,000	15/01/2021	S		25	WEAR DRIVE		CHELMSFORD	CM1 7PT	113	£3,319	
£405,000	15/01/2021	D		71	ASH GROVE		CHELMSFORD	CM2 9JT	123	£3,293	
£250,000	15/01/2021	S		22	HILLARY CLOSE		CHELMSFORD	CM1 7RR	82	£3,049	
£470,000	18/01/2021	S		152	CHIGNAL ROAD		CHELMSFORD	CM1 2JD	103	£4,563	
£290,000	18/01/2021	F	6	ARMSTRONG GIBBS COURT	THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	69	£4,203	
£230,000	18/01/2021	F		4	RIVER TERRACE		CHELMSFORD	CM2 6FW	60	£3,833	
£262,500	18/01/2021	T		49	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ	82	£3,201	
£550,000	18/01/2021	D		135	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	173	£3,179	
£295,000	19/01/2021	T		35	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	57	£5,175	
£522,000	19/01/2021	S		22	CAMPBELL CLOSE		CHELMSFORD	CM2 9BE	105	£4,971	
£395,000	19/01/2021	D		16	COWDRIE WAY	SPRINGFIELD	CHELMSFORD	CM2 6GL	85	£4,647	
£299,995	19/01/2021	S		38	LOFTIN WAY		CHELMSFORD	CM2 9TW	68	£4,412	
£540,000	19/01/2021	T	01-Feb	VALLEY COTTAGES	TABORS HILL	GREAT BADDOW	CHELMSFORD	CM2 7BP	138	£3,913	
£292,000	19/01/2021	T		53	HAWFINCH WALK		CHELMSFORD	CM2 8BE	75	£3,893	
£520,000	20/01/2021	D			RUNSELL GREEN	DANBURY	CHELMSFORD	CM3 4QZ	98	£5,306	
£345,000	20/01/2021	T		148	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB	70	£4,929	
£301,000	20/01/2021	T		35	CHELMER ROAD		CHELMSFORD	CM2 6NH	63	£4,778	
£320,000	20/01/2021	D		2	COXS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SL	69	£4,638	
£235,000	20/01/2021	F		3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,608	
£350,000	20/01/2021	T		15	PERTWEE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NT	82	£4,268	
£215,000	20/01/2021	F		66	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	53	£4,057	
£439,000	20/01/2021	S		28	OVERMEAD DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SW	130	£3,377	
£817,500	21/01/2021	D			CLAVER HOUSE	CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UQ	N/A	#VALUE!
£750,000	21/01/2021	D			IVY HOUSE	CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ	129	£5,814
£327,000	21/01/2021	T		1	NEW WRITTLE STREET		CHELMSFORD	CM2 0RR	66	£4,955	
£1,000,000	21/01/2021	D			THE GABLES	NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TB	212	£4,717
£1,275,000	21/01/2021	D			ROWAN BARN	CHALK END	ROXWELL	CHELMSFORD	CM1 4LG	281	£4,537
£360,000	21/01/2021	T		69	SUNRISE AVENUE		CHELMSFORD	CM1 4JN	81	£4,444	
£365,000	21/01/2021	S		108	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LF	85	£4,294	
£426,500	21/01/2021	S		123	PATCHING HALL LANE		CHELMSFORD	CM1 4BY	103	£4,141	
£585,000	21/01/2021	D		10A	EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EG	150	£3,900	
£298,500	21/01/2021	T		4	SWALLOW PATH		CHELMSFORD	CM2 8XT	78	£3,827	
£1,050,000	21/01/2021	D			CARTREF	MAYES LANE	SANDON	CHELMSFORD	CM2 7RW	315	£3,333
£230,000	21/01/2021	F		52	COURTLANDS		CHELMSFORD	CM1 4DD	75	£3,067	
£1,037,500	22/01/2021	D			WILDCROFT	FITZWALTER LANE	DANBURY	CHELMSFORD	CM3 4DZ	169	£6,139
£650,000	22/01/2021	S		10	DUFFRIES CLOSE	GREAT WALTHAM	CHELMSFORD	CM3 1DQ	107	£6,075	
£640,000	22/01/2021	D		14	PURCELL COLE	WRITTLE	CHELMSFORD	CM1 3NB	127	£5,039	
£337,000	22/01/2021	S		8	PENSHURST DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AY	68	£4,956	
£552,500	22/01/2021	D		7	WINDWARD WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YU	116	£4,763	
£500,000	22/01/2021	D		93	OAK LODGE TYE	SPRINGFIELD	CHELMSFORD	CM1 6GZ	107	£4,673	
£186,500	22/01/2021	T		14	ANSON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YJ	40	£4,663	
£320,000	22/01/2021	T		44	PYMS ROAD		CHELMSFORD	CM2 8PY	72	£4,444	

£230,000	22/01/2021	F	FLAT 10	ROBERTS COURT	BADDOW ROAD	CHELMSFORD	CM2 9RQ	54	£4,259	
£225,000	22/01/2021	F			11 CORNISH GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XX	53	£4,245
£476,500	22/01/2021	D			6 GUNSON GATE		CHELMSFORD	CM2 9NZ	113	£4,217
£135,000	22/01/2021	F			11 SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	33	£4,091
£260,000	22/01/2021	T			132 FOREST DRIVE		CHELMSFORD	CM1 2TT	65	£4,000
£245,000	22/01/2021	F			78 CHELMER ROAD		CHELMSFORD	CM2 6AB	63	£3,889
£600,000	22/01/2021	T			38 TELFORD PLACE		CHELMSFORD	CM1 7QZ	159	£3,774
£280,000	22/01/2021	S			20 MEADOW ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DU	76	£3,684
£305,000	22/01/2021	S			6 FOREST DRIVE		CHELMSFORD	CM1 2TR	83	£3,675
£795,000	22/01/2021	D			62 TELFORD PLACE		CHELMSFORD	CM1 7QZ	218	£3,647
£275,000	22/01/2021	S			14 WATERHOUSE STREET		CHELMSFORD	CM1 2TY	76	£3,618
£428,000	22/01/2021	D			14 SMITHERS DRIVE		CHELMSFORD	CM2 7JP	120	£3,567
£330,000	22/01/2021	S			32 PEDLARS CLOSE	DANBURY	CHELMSFORD	CM3 4JE	93	£3,548
£810,000	22/01/2021	D		SANDONS	SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TD	232	£3,491
£370,000	22/01/2021	S			38 GLENDALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TS	110	£3,364
£300,000	22/01/2021	S			5 WOODHOUSE LANE	BROOMFIELD	CHELMSFORD	CM1 7EU	97	£3,093
£195,000	22/01/2021	F			65 WOOD STREET		CHELMSFORD	CM2 9BQ	76	£2,566
£318,000	22/01/2021	T			17 GREENWOOD CLOSE		CHELMSFORD	CM2 6PW	128	£2,484
£215,000	24/01/2021	F			10 KINGFISHER LODGE		CHELMSFORD	CM2 7JZ	57	£3,772
£440,000	25/01/2021	D			34 HIGHFIELD ROAD		CHELMSFORD	CM1 2NQ	70	£6,286
£450,000	25/01/2021	S			5 SECOND AVENUE		CHELMSFORD	CM1 4ET	82	£5,488
£309,000	25/01/2021	D			5 PARK AVENUE		CHELMSFORD	CM1 2AB	58	£5,328
£405,000	25/01/2021	T		45A	PYMS ROAD		CHELMSFORD	CM2 8PX	81	£5,000
£533,000	25/01/2021	S			2 COWDRIE WAY	SPRINGFIELD	CHELMSFORD	CM2 6GL	122	£4,369
£325,000	25/01/2021	S			19 BUSHEY CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LF	76	£4,276
£439,000	25/01/2021	D			2 PENSHURST DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AY	103	£4,262
£335,000	25/01/2021	S			9 NORTH AVENUE		CHELMSFORD	CM1 2AL	84	£3,988
£535,000	25/01/2021	D			89 HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ	137	£3,905
£410,000	25/01/2021	D			1 DUDLEY CLOSE	BOREHAM	CHELMSFORD	CM3 3QA	116	£3,534
£180,000	25/01/2021	F	FLAT 7	TRELAWN	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	52	£3,462
£425,000	25/01/2021	S			10 GLEBE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7BJ	138	£3,080
£180,000	25/01/2021	F			56 CHURCHILL RISE		CHELMSFORD	CM1 6FD	59	£3,051
£322,500	26/01/2021	S			14 OVERMEAD DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SW	62	£5,202
£390,000	26/01/2021	S			25 LOFTIN WAY		CHELMSFORD	CM2 9TW	75	£5,200
£430,000	26/01/2021	S			54 NALLA GARDENS		CHELMSFORD	CM1 4AX	84	£5,119
£740,000	26/01/2021	D			513 GALLEYWOOD ROAD		CHELMSFORD	CM2 8AA	157	£4,713
£625,000	26/01/2021	S			66 MOULSHAM DRIVE		CHELMSFORD	CM2 9PY	144	£4,340
£605,000	26/01/2021	D		PEBBLESTONES	TWITTEN LANE		CHELMSFORD	CM2 8QR	146	£4,144
£450,000	26/01/2021	S			75 WATERHOUSE STREET		CHELMSFORD	CM1 2TZ	110	£4,091
£475,000	26/01/2021	S			5 LOVES GREEN	HIGHWOOD	CHELMSFORD	CM1 3QG	119	£3,992
£298,000	26/01/2021	D			28 QUEENSLAND CRESCENT		CHELMSFORD	CM1 2EA	89	£3,348
£302,500	26/01/2021	T			52 JUNIPER ROAD	BOREHAM	CHELMSFORD	CM3 3DX	102	£2,966
£265,000	27/01/2021	F			11 GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	58	£4,569
£245,000	27/01/2021	T			63 BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	60	£4,083
£350,000	27/01/2021	S			16 LEWIS DRIVE		CHELMSFORD	CM2 9EF	89	£3,933
£350,000	27/01/2021	S			47 HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TU	96	£3,646
£395,000	27/01/2021	T			2 FRIARS CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7FP	110	£3,591
£523,000	27/01/2021	D			50 CREEKVIEW ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YL	148	£3,534
£325,000	27/01/2021	D			17 ELLIOT CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YN	92	£3,533

£140,000	27/01/2021	F		219	MEADGATE AVENUE		CHELMSFORD	CM2 7NJ	42	£3,333
£360,000	28/01/2021	T	4	BURRELLS COTTAGES	THE STREET	ROXWELL	CHELMSFORD	CM1 4PB	34	£10,588
£535,000	28/01/2021	S		118	MOULSHAM DRIVE		CHELMSFORD	CM2 9PZ	85	£6,294
£515,000	28/01/2021	D		31	MILL LANE	DANBURY	CHELMSFORD	CM3 4LB	85	£6,059
£510,000	28/01/2021	S		15	FIRST AVENUE		CHELMSFORD	CM1 1RX	95	£5,368
£298,000	28/01/2021	S		43	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	56	£5,321
£760,000	28/01/2021	S		46	HAMLET ROAD		CHELMSFORD	CM2 0ET	151	£5,033
£726,500	28/01/2021	D		10	FIRST AVENUE		CHELMSFORD	CM1 1RU	145	£5,010
£618,000	28/01/2021	D		11	POTTERY LANE		CHELMSFORD	CM1 4HH	130	£4,754
£370,000	28/01/2021	T		24	NURSERY ROAD		CHELMSFORD	CM2 9PL	78	£4,744
£366,000	28/01/2021	S		25	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR	81	£4,519
£492,500	28/01/2021	S		41	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF	126	£3,909
£496,000	29/01/2021	F	7	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE	79	£6,278
£212,000	29/01/2021	F		36	GARDENERS		CHELMSFORD	CM2 8YU	35	£6,057
£520,000	29/01/2021	D		72	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DX	98	£5,306
£375,000	29/01/2021	S		111	MILLFIELDS	WRITTLER	CHELMSFORD	CM1 3LJ	75	£5,000
£740,000	29/01/2021	D		7	ACRES END		CHELMSFORD	CM1 2XR	155	£4,774
£312,500	29/01/2021	S		14	BADDOW PLACE AVENUE		CHELMSFORD	CM2 7JN	66	£4,735
£180,000	29/01/2021	T		44	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	39	£4,615
£395,000	29/01/2021	S		6	BIRDIE CLOSE	BROOMFIELD	CHELMSFORD	CM3 3FW	86	£4,593
£375,000	29/01/2021	T		25	SAMUEL MANOR	SPRINGFIELD	CHELMSFORD	CM2 6PU	82	£4,573
£332,000	29/01/2021	S		8	OAK MANOR VIEW	GREAT LEIGHS	CHELMSFORD	CM3 1GZ	74	£4,486
£400,000	29/01/2021	S		94	SWISS AVENUE		CHELMSFORD	CM1 2AF	94	£4,255
£180,000	29/01/2021	F		21	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	46	£3,913
£305,000	29/01/2021	S		346	LINNET DRIVE		CHELMSFORD	CM2 8AL	78	£3,910
£410,000	29/01/2021	D		40	CARRIAGE DRIVE		CHELMSFORD	CM1 6UY	107	£3,832
£299,995	29/01/2021	F		6	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	79	£3,797
£200,000	29/01/2021	F		2	GILSON CLOSE		CHELMSFORD	CM2 6XD	53	£3,774
£440,000	29/01/2021	D		6	KAY CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RU	120	£3,667
£180,000	29/01/2021	F		5	MITTON VALE		CHELMSFORD	CM2 6UZ	51	£3,529
£203,000	29/01/2021	F		73	MELBOURNE AVENUE		CHELMSFORD	CM1 2DR	58	£3,500
£622,000	29/01/2021	S		33	TELFORD PLACE		CHELMSFORD	CM1 7QZ	189	£3,291
£135,000	29/01/2021	F		69	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	42	£3,214
£280,000	29/01/2021	T		5	DEAN WAY		CHELMSFORD	CM1 3DB	90	£3,111
£150,000	29/01/2021	T		39	BRADFORD STREET		CHELMSFORD	CM2 0BG	50	£3,000
£435,000	29/01/2021	S		101	AVON ROAD		CHELMSFORD	CM1 2JX	153	£2,843
£305,000	29/01/2021	S		47	WOOD STREET		CHELMSFORD	CM2 9BQ	114	£2,675
£220,000	29/01/2021	F		137	WHEATFIELD WAY		CHELMSFORD	CM1 2RB	84	£2,619
£615,000	01/02/2021	D		14	LODGE AVENUE		CHELMSFORD	CM2 7EA	97	£6,340
£540,000	01/02/2021	D			MOULSHAM THRIFT		CHELMSFORD	CM2 8BP	86	£6,279
£402,500	01/02/2021	D		5	HASELFOOT ROAD	BOREHAM	CHELMSFORD	CM3 3EE	69	£5,833
£305,000	01/02/2021	T		32	LEIGHLANDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XN	67	£4,552
£381,999	01/02/2021	T		60	SOUTH PRIMROSE HILL		CHELMSFORD	CM1 2RG	84	£4,548
£375,000	01/02/2021	D		4	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	84	£4,464
£308,000	01/02/2021	S		71	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JL	69	£4,464
£575,000	01/02/2021	D	2A	RETTENDON PLACE COTTAGES	MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DR	137	£4,197
£310,000	01/02/2021	S		13	IRIS CLOSE		CHELMSFORD	CM1 6XS	74	£4,189
£320,000	01/02/2021	T		52	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL	78	£4,103
£127,500	01/02/2021	F		12	TOWNSEND	SPRINGFIELD	CHELMSFORD	CM2 6GB	43	£2,965

£310,000	02/02/2021	T		22	LONGMEADS CLOSE	WRITTLE	CHELMSFORD	CM1 3NE	75	£4,133
£439,000	02/02/2021	T		34	FOREFIELD GREEN		CHELMSFORD	CM1 6YU	137	£3,204
£350,000	02/02/2021	T		28	LITTLE MEADOW	WRITTLE	CHELMSFORD	CM1 3LG	113	£3,097
£1,125,000	03/02/2021	D		59	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NT	N/A	#VALUE!
£980,000	03/02/2021	D	TANFIELD VILLA		TANFIELD TYE	WEST HANNINGFIELD	CHELMSFORD	CM2 8UD	173	£5,665
£322,500	03/02/2021	S		4	BRIDPORT ROAD		CHELMSFORD	CM1 6NA	57	£5,658
£282,500	03/02/2021	S		2	HEARSALL AVENUE		CHELMSFORD	CM1 7DD	50	£5,650
£725,000	03/02/2021	D	190A		MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NR	142	£5,106
£368,000	03/02/2021	D		59	CARRIAGE DRIVE		CHELMSFORD	CM1 6UY	77	£4,779
£340,000	03/02/2021	S		5	EDWARD DRIVE		CHELMSFORD	CM2 9ER	75	£4,533
£419,000	03/02/2021	T		93	MILDMAY ROAD		CHELMSFORD	CM2 0DS	93	£4,505
£612,000	03/02/2021	D		9	JIGGER GARDENS		CHELMSFORD	CM3 3FR	147	£4,163
£357,500	03/02/2021	S		36	LINNET DRIVE		CHELMSFORD	CM2 8AE	86	£4,157
£740,000	03/02/2021	T		38	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	183	£4,044
£372,000	03/02/2021	T		58	PICKWICK AVENUE		CHELMSFORD	CM1 4UN	92	£4,043
£312,500	03/02/2021	S		7	STORMS WAY		CHELMSFORD	CM2 6NU	81	£3,858
£567,500	03/02/2021	D		21	TROTWOOD CLOSE		CHELMSFORD	CM1 4UZ	151	£3,758
£425,000	03/02/2021	D		7	BEACHS DRIVE		CHELMSFORD	CM1 2NJ	115	£3,696
£347,500	03/02/2021	S		22	MASCALLS WAY		CHELMSFORD	CM2 7NS	132	£2,633
£342,000	04/02/2021	S		13	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS	71	£4,817
£380,000	04/02/2021	S		35	LANGDALE GARDENS		CHELMSFORD	CM2 9QH	81	£4,691
£321,000	04/02/2021	S		18	REYNOLDS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FA	70	£4,586
£1,252,000	04/02/2021	D	MOUNTNEYS		ELM LANE	ROXWELL	CHELMSFORD	CM1 4NJ	280	£4,471
£114,000	04/02/2021	F		47	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR	26	£4,385
£298,000	04/02/2021	F		56	DUNN SIDE		CHELMSFORD	CM1 1BY	70	£4,257
£320,000	04/02/2021	S		23	SHERWOOD DRIVE		CHELMSFORD	CM1 3DL	86	£3,721
£575,000	04/02/2021	D		40	BROUGHTON ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YX	167	£3,443
£325,000	05/02/2021	S		66	BRAMWOODS ROAD		CHELMSFORD	CM2 7LT	56	£5,804
£255,000	05/02/2021	T		162	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	48	£5,313
£300,000	05/02/2021	T		51	ROMAN ROAD		CHELMSFORD	CM2 0HB	57	£5,263
£312,500	05/02/2021	S		148	MOULSHAM STREET		CHELMSFORD	CM2 0LD	60	£5,208
£500,000	05/02/2021	D		75	BEACHS DRIVE		CHELMSFORD	CM1 2NJ	96	£5,208
£525,000	05/02/2021	D		4	MALTESE ROAD		CHELMSFORD	CM1 2PA	102	£5,147
£322,500	05/02/2021	T		184	RAINSFORD ROAD		CHELMSFORD	CM1 2PD	63	£5,119
£600,000	05/02/2021	D		10	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL	123	£4,878
£360,000	05/02/2021	T		26	SHELDRIK LINK	SPRINGFIELD	CHELMSFORD	CM2 6GJ	74	£4,865
£425,000	05/02/2021	S		1	HOE STREET	ROXWELL	CHELMSFORD	CM1 4LX	88	£4,830
£615,000	05/02/2021	S		86	VICARAGE ROAD		CHELMSFORD	CM2 9PH	128	£4,805
£509,000	05/02/2021	D		80	BEELEIGH LINK		CHELMSFORD	CM2 6RG	111	£4,586
£350,000	05/02/2021	F		29	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU	77	£4,545
£237,500	05/02/2021	F		37	PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX	54	£4,398
£1,350,000	05/02/2021	D		30	SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG	315	£4,286
£690,000	05/02/2021	D		10	WHITE TREE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AL	171	£4,035
£259,000	05/02/2021	F		47	BURNELL GATE		CHELMSFORD	CM1 6ED	65	£3,985
£480,000	05/02/2021	D		24	LISTER TYE		CHELMSFORD	CM2 9LS	122	£3,934
£290,000	05/02/2021	T		31	FOREST DRIVE		CHELMSFORD	CM1 2TS	74	£3,919
£1,100,000	05/02/2021	D		17	LOUVAIN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BA	285	£3,860
£315,000	05/02/2021	T		33	LUCAS AVENUE		CHELMSFORD	CM2 9JL	82	£3,841
£850,000	05/02/2021	D		8	WINCKFORD CLOSE	LITTLE WALTHAM	CHELMSFORD	CM3 3NU	222	£3,829

£450,000	05/02/2021	D		47	PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS	119	£3,782	
£340,000	05/02/2021	T		15	THE COVERTS	WRITTLE	CHELMSFORD	CM1 3LL	90	£3,778	
£332,000	05/02/2021	S		14	HENNIKER GATE		CHELMSFORD	CM2 6QH	89	£3,730	
£885,000	05/02/2021	D		15	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	238	£3,718	
£470,000	05/02/2021	S		3	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	127	£3,701	
£175,000	05/02/2021	F		18	DELAMERE ROAD		CHELMSFORD	CM1 2TG	48	£3,646	
£315,000	05/02/2021	T		4	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DX	90	£3,500	
£375,000	05/02/2021	D		4	YONGE CLOSE	BOREHAM	CHELMSFORD	CM3 3GY	115	£3,261	
£348,000	05/02/2021	T		45	THE RIDINGS		CHELMSFORD	CM2 9RR	107	£3,252	
£200,000	05/02/2021	S		137	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NP	66	£3,030	
£480,000	06/02/2021	S	5	SANDFORD MILL COTTAGES	SANDFORD MILL LANE	GREAT BADDOW	CHELMSFORD	CM2 7RT	129	£3,721	
£540,000	08/02/2021	D		9	EMBERSON CROFT		CHELMSFORD	CM1 4FD	108	£5,000	
£905,000	08/02/2021	D			OAKWOOD HOUSE	WOODHILL ROAD	SANDON	CHELMSFORD	CM2 7SF	185	£4,892
£175,000	08/02/2021	F		22	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ	42	£4,167	
£310,000	08/02/2021	T		3	RUTLAND ROAD		CHELMSFORD	CM1 4BL	75	£4,133	
£274,000	08/02/2021	T		12	GUYS FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NE	82	£3,341	
£572,000	08/02/2021	D		13	BRICKBARN	GREAT LEIGHS	CHELMSFORD	CM3 1JJ	172	£3,326	
£355,000	08/02/2021	T		34	WALLASEA GARDENS		CHELMSFORD	CM1 6JZ	108	£3,287	
£318,500	09/02/2021	S		11	MORRIS ROAD		CHELMSFORD	CM2 6EU	86	£3,703	
£335,000	10/02/2021	S		18	SIDMOUTH ROAD		CHELMSFORD	CM1 6LR	52	£6,442	
£1,300,000	10/02/2021	D		46	MALTESE ROAD		CHELMSFORD	CM1 2PA	230	£5,652	
£320,000	10/02/2021	T		30	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL	68	£4,706	
£325,000	10/02/2021	T		12	TUPMAN CLOSE		CHELMSFORD	CM1 4UP	70	£4,643	
£385,000	10/02/2021	S		91	LUCAS AVENUE		CHELMSFORD	CM2 9JN	88	£4,375	
£387,500	10/02/2021	T		5	MANOR ROAD		CHELMSFORD	CM2 0ER	90	£4,306	
£518,000	10/02/2021	D		65	TORQUAY ROAD		CHELMSFORD	CM1 7NX	124	£4,177	
£178,250	10/02/2021	F	6	HODGE COURT	BROOMFIELD ROAD		CHELMSFORD	CM1 1SD	44	£4,051	
£520,000	10/02/2021	S		100	CANNON LEYS		CHELMSFORD	CM2 8PD	137	£3,796	
£675,000	10/02/2021	D			LEA COTTAGE	THE COMMON	EAST HANNINGFIELD	CHELMSFORD	CM3 8AH	182	£3,709
£492,000	10/02/2021	S		84	DORSET AVENUE		CHELMSFORD	CM2 9UB	136	£3,618	
£385,000	10/02/2021	S		2	CRAISTON WAY		CHELMSFORD	CM2 8EB	112	£3,438	
£230,000	10/02/2021	S		39	DORSET AVENUE		CHELMSFORD	CM2 9UA	89	£2,584	
£360,000	11/02/2021	D		11	PLYMOUTH ROAD		CHELMSFORD	CM1 6JG	65	£5,538	
£207,000	11/02/2021	T		11	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ	39	£5,308	
£925,000	11/02/2021	D			HAWTHORN BARN	CHALK END	ROXWELL	CHELMSFORD	CM1 4LG	190	£4,868
£307,000	11/02/2021	S		18	TULIP CLOSE		CHELMSFORD	CM1 6XA	70	£4,386	
£185,000	11/02/2021	F		1	GILSON CLOSE		CHELMSFORD	CM2 6XD	45	£4,111	
£350,000	11/02/2021	S		22	GLEBE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7BJ	91	£3,846	
£612,500	11/02/2021	T		81	RIDGEWELL AVENUE		CHELMSFORD	CM1 2GF	177	£3,460	
£267,500	11/02/2021	T		21	RICH CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NX	78	£3,429	
£655,000	11/02/2021	S		30	FIRST AVENUE		CHELMSFORD	CM1 1RU	205	£3,195	
£218,000	12/02/2021	S		7	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JW	38	£5,737	
£205,000	12/02/2021	F	23	LYTTLETON HOUSE, 64	BROOMFIELD ROAD		CHELMSFORD	CM1 1SW	37	£5,541	
£316,666	12/02/2021	T		13	ST JOHNS GREEN		CHELMSFORD	CM1 3DZ	65	£4,872	
£275,000	12/02/2021	F		35	FLINTWICH MANOR		CHELMSFORD	CM1 4YP	57	£4,825	
£275,000	12/02/2021	T		67	ROXWELL ROAD		CHELMSFORD	CM1 2NT	57	£4,825	
£496,000	12/02/2021	S		16	BRUCE ROAD	WRITTLE	CHELMSFORD	CM1 3EE	103	£4,816	
£505,000	12/02/2021	D		44	CHELMERTON AVENUE		CHELMSFORD	CM2 9RF	112	£4,509	
£310,000	12/02/2021	T		13A	BROOK VIEW	SANDON	CHELMSFORD	CM2 7RG	71	£4,366	

£225,000	12/02/2021	F	6	STONHAM PLACE	CHELMER ROAD	CHELMSFORD	CM2 6DG	53	£4,245
£211,000	12/02/2021	F			42 RAMSHAW DRIVE	CHELMSFORD	CM2 6UB	50	£4,220
£715,000	12/02/2021	D		DEBEN HOUSE	MAIN ROAD	CHELMSFORD	CM3 8RN	172	£4,157
£141,000	12/02/2021	F			34 CULVER RISE	CHELMSFORD	CM3 5WG	34	£4,147
£200,000	12/02/2021	F		FLAT 91 WELLS CRESCENT	VIADUCT ROAD	CHELMSFORD	CM1 1GR	49	£4,082
£448,000	12/02/2021	S			5 EMBERSON CROFT	CHELMSFORD	CM1 4FD	114	£3,930
£312,500	12/02/2021	T			47 TOWER AVENUE	CHELMSFORD	CM1 2PW	82	£3,811
£365,000	12/02/2021	D			164 BADDOW HALL CRESCENT	CHELMSFORD	CM2 7BU	97	£3,763
£337,100	12/02/2021	T			103 PETUNIA CRESCENT	CHELMSFORD	CM1 6YR	91	£3,704
£383,000	12/02/2021	D			53 SHIMBROOKS	CHELMSFORD	CM3 1SG	106	£3,613
£297,500	12/02/2021	T			10 WELLINGTON CLOSE	CHELMSFORD	CM1 2EE	85	£3,500
£203,000	12/02/2021	F			26 GERARD GARDENS	CHELMSFORD	CM2 9GD	59	£3,441
£200,000	12/02/2021	F			394 SPRINGFIELD ROAD	CHELMSFORD	CM2 6AT	62	£3,226
£630,000	12/02/2021	D			4 GLOVERS	CHELMSFORD	CM3 1PY	198	£3,182
£512,500	12/02/2021	S			46 FAIRWAY DRIVE	CHELMSFORD	CM3 3FH	163	£3,144
£265,000	12/02/2021	T			70 CLYDE CRESCENT	CHELMSFORD	CM1 2LL	90	£2,944
£2,735,000	15/02/2021	D			116 MOULSHAM STREET	CHELMSFORD	CM2 0JN	N/A	#VALUE!
£327,000	15/02/2021	T			44 PRIMROSE HILL	CHELMSFORD	CM1 2RH	65	£5,031
£630,000	15/02/2021	D			3 BRITTEN CRESCENT	CHELMSFORD	CM2 7EP	134	£4,701
£355,000	15/02/2021	T			51 SOUTH PRIMROSE HILL	CHELMSFORD	CM1 2RF	79	£4,494
£325,000	15/02/2021	S			7 ALDRIDGE CLOSE	CHELMSFORD	CM2 6QG	74	£4,392
£220,000	15/02/2021	F			24 GOODIER ROAD	CHELMSFORD	CM1 2GG	51	£4,314
£455,000	15/02/2021	D			1 BROOMHALL GARDENS	CHELMSFORD	CM1 7GE	118	£3,856
£380,000	15/02/2021	T			8 HART STREET	CHELMSFORD	CM2 0RY	101	£3,762
£475,000	15/02/2021	S			3 DORSET AVENUE	CHELMSFORD	CM2 9TZ	127	£3,740
£372,000	15/02/2021	T			51 RATCLIFFE GATE	CHELMSFORD	CM1 6AL	370	£1,005
£732,000	16/02/2021	D			27 GALLEYWOOD ROAD	CHELMSFORD	CM2 8DH	57	£12,842
£330,000	16/02/2021	T			4 SEYMOUR STREET	CHELMSFORD	CM2 0RX	58	£5,690
£406,000	16/02/2021	D			5 BARRINGTON CLOSE	CHELMSFORD	CM2 7AX	92	£4,413
£276,400	16/02/2021	F	3	CHURCH COURT	CHURCH ROAD	CHELMSFORD	CM3 3FA	67	£4,125
£325,000	16/02/2021	T			21 HARROW WAY	CHELMSFORD	CM2 7AS	80	£4,063
£432,500	16/02/2021	T			83 EGLINTON DRIVE	CHELMSFORD	CM2 6YL	108	£4,005
£219,995	16/02/2021	F			79 CENTENARY WAY	CHELMSFORD	CM1 6AU	55	£4,000
£450,000	16/02/2021	D			133 HULLBRIDGE ROAD	CHELMSFORD	CM3 5LL	116	£3,879
£642,000	16/02/2021	D			3 BADEN POWELL CLOSE	CHELMSFORD	CM2 7GA	198	£3,242
£525,000	17/02/2021	T			59 SIDMOUTH ROAD	CHELMSFORD	CM1 6LS	86	£6,105
£277,500	17/02/2021	T			22 CRICKHOLLOW	CHELMSFORD	CM3 5ZR	49	£5,663
£380,000	17/02/2021	S			14 ALL SAINTS CLOSE	CHELMSFORD	CM1 7HT	73	£5,205
£485,000	17/02/2021	S			55 SANDFORD MILL ROAD	CHELMSFORD	CM2 6NS	95	£5,105
£540,000	17/02/2021	S			32 DANBURY PALACE DRIVE	CHELMSFORD	CM3 4FA	117	£4,615
£252,500	17/02/2021	F			75 LOCKSIDE MARINA	CHELMSFORD	CM2 6HF	60	£4,208
£365,000	17/02/2021	S			16 ERICK AVENUE	CHELMSFORD	CM1 7BX	87	£4,195
£375,000	17/02/2021	S			15 HARROW WAY	CHELMSFORD	CM2 7AS	95	£3,947
£357,000	17/02/2021	S			73 AVON ROAD	CHELMSFORD	CM1 2JX	94	£3,798
£390,000	17/02/2021	S			65 GOLDING THOROUGHFARE	CHELMSFORD	CM2 6UF	103	£3,786
£410,000	17/02/2021	T			24 PEARL SQUARE	CHELMSFORD	CM2 9FP	118	£3,475
£325,000	17/02/2021	T			295 DORSET AVENUE	CHELMSFORD	CM2 8HB	95	£3,421
£95,000	17/02/2021	F			24 LOCKSIDE MARINA	CHELMSFORD	CM2 6HF	61	£1,557
£340,000	18/02/2021	T			1 MEARNS PLACE	CHELMSFORD	CM2 6TT	61	£5,574

£315,000	18/02/2021	D		4	BURGESS FIELD		CHELMSFORD	CM2 6UE	57	£5,526	
£645,000	18/02/2021	S		11	ACRES END		CHELMSFORD	CM1 2XR	126	£5,119	
£362,500	18/02/2021	T		135	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7DJ	73	£4,966	
£460,000	18/02/2021	S		9	WICKHAY COTTAGES	LITTLE BADDOW	CHELMSFORD	CM3 4TJ	97	£4,742	
£345,000	18/02/2021	T		39	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	73	£4,726	
£646,000	18/02/2021	D		9	CUTON GROVE	SPRINGFIELD	CHELMSFORD	CM2 6TA	139	£4,647	
£412,500	18/02/2021	S		22	LINGWOOD CLOSE	DANBURY	CHELMSFORD	CM3 4QE	90	£4,583	
£310,000	18/02/2021	S		8	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	68	£4,559	
£375,000	18/02/2021	S		2	MILBANK		CHELMSFORD	CM2 6YX	87	£4,310	
£530,000	18/02/2021	D		22	MEGGY TYE	SPRINGFIELD	CHELMSFORD	CM2 6GA	130	£4,077	
£517,000	18/02/2021	D		62	CREEKVIEW ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GX	128	£4,039	
£403,000	18/02/2021	D		30	THE GROVE	BICKNACRE	CHELMSFORD	CM3 4XB	100	£4,030	
£460,000	18/02/2021	D		6	FIVE ACRES	DANBURY	CHELMSFORD	CM3 4NB	116	£3,966	
£425,000	18/02/2021	D	BROOKSIDE		MAIN ROAD	FORD END	CHELMSFORD	CM3 1LL	108	£3,935	
£410,000	18/02/2021	T		33	CORNELIUS VALE		CHELMSFORD	CM2 6GY	107	£3,832	
£300,000	18/02/2021	T		1	BULLEN WALK		CHELMSFORD	CM2 8YF	85	£3,529	
£188,540	18/02/2021	F		203	DURRANT COURT		CHELMSFORD	CM1 1UE	56	£3,367	
£165,000	18/02/2021	F		42	BRYANT LINK	SPRINGFIELD	CHELMSFORD	CM2 6GZ	58	£2,845	
£525,000	19/02/2021	D		4	AUDLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RS	N/A	#VALUE!	
£400,000	19/02/2021	S		56	GLEBE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7BJ	64	£6,250	
£325,000	19/02/2021	S		9	LONGMORE AVENUE		CHELMSFORD	CM2 7NT	54	£6,019	
£420,000	19/02/2021	D		43	WATERHOUSE LANE		CHELMSFORD	CM1 2TE	73	£5,753	
£308,500	19/02/2021	S		14	COOK PLACE		CHELMSFORD	CM2 6TW	54	£5,713	
£740,000	19/02/2021	D		52	PARADISE ROAD	WRITTLE	CHELMSFORD	CM1 3HP	139	£5,324	
£385,000	19/02/2021	T		14	MICAWBER WAY		CHELMSFORD	CM1 4UG	76	£5,066	
£300,000	19/02/2021	T		69	ROXWELL ROAD		CHELMSFORD	CM1 2NT	61	£4,918	
£275,000	19/02/2021	T		67	HENNIKER GATE		CHELMSFORD	CM2 6SD	56	£4,911	
£275,000	19/02/2021	F	FLAT 3		ONSLow HOUSE	BROOMFIELD ROAD	CHELMSFORD	CM1 1SW	58	£4,741	
£610,000	19/02/2021	D			FAIRLAWNS, 5	BICKNACRE ROAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8AN	130	£4,692
£562,000	19/02/2021	D		11	BISHOPS COURT GARDENS		CHELMSFORD	CM2 6AZ	123	£4,569	
£970,000	19/02/2021	D			WOODCROFT	EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TQ	213	£4,554
£263,000	19/02/2021	T		12	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	58	£4,534	
£442,500	19/02/2021	S		8	PARKLANDS DRIVE		CHELMSFORD	CM1 7RJ	98	£4,515	
£955,000	19/02/2021	S		34	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NS	213	£4,484	
£370,000	19/02/2021	S		15	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	83	£4,458	
£300,000	19/02/2021	S		79	CROCUS WAY		CHELMSFORD	CM1 6XJ	69	£4,348	
£365,000	19/02/2021	D		9	SEABROOK GARDENS	BOREHAM	CHELMSFORD	CM3 3BX	84	£4,345	
£210,000	19/02/2021	F	FLAT 19		CHANCELLOR COURT	BROOMFIELD ROAD	CHELMSFORD	CM1 1RY	50	£4,200	
£400,000	19/02/2021	S		38	DUNMORE ROAD		CHELMSFORD	CM2 6RY	96	£4,167	
£200,000	19/02/2021	F		3	KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ	48	£4,167	
£1,300,000	19/02/2021	D			12A	HYDE LANE	DANBURY	CHELMSFORD	CM3 4QX	314	£4,140
£530,000	19/02/2021	D		204	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NS	130	£4,077	
£393,500	19/02/2021	D		14	LEYBOURNE DRIVE		CHELMSFORD	CM1 6TX	98	£4,015	
£310,000	19/02/2021	T		78	RUTLAND ROAD		CHELMSFORD	CM1 4BH	78	£3,974	
£583,000	19/02/2021	D		10	LOUVAIN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BA	147	£3,966	
£230,000	19/02/2021	F		38	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF	58	£3,966	
£365,000	19/02/2021	S		152	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	93	£3,925	
£465,000	19/02/2021	D		5	ARAGON ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RP	119	£3,908	
£339,400	19/02/2021	T			24A	WOODHALL ROAD	CHELMSFORD	CM1 4AA	89	£3,813	

£315,000	19/02/2021	T		28	CRAMPHORN WALK		CHELMSFORD	CM1 2RD	83	£3,795
£368,500	19/02/2021	T		27	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3DL	99	£3,722
£650,000	19/02/2021	D		32	THE DRIVE		CHELMSFORD	CM1 4JS	175	£3,714
£370,000	19/02/2021	S		51	HILLSIDE GROVE		CHELMSFORD	CM2 9DB	102	£3,627
£170,000	19/02/2021	F		73	FAWKNER CLOSE		CHELMSFORD	CM2 6UP	47	£3,617
£825,000	19/02/2021	D		44	PATCHING HALL LANE		CHELMSFORD	CM1 4BZ	230	£3,587
£425,000	19/02/2021	D		7	FORTUNE CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RR	122	£3,484
£253,000	19/02/2021	F		42	RAILWAY STREET		CHELMSFORD	CM1 1QS	73	£3,466
£290,000	19/02/2021	T		378	DORSET AVENUE		CHELMSFORD	CM2 8HD	86	£3,372
£342,500	19/02/2021	T		53	MEON CLOSE		CHELMSFORD	CM1 7QG	102	£3,358
£156,000	19/02/2021	F		46	ARCHERS WAY		CHELMSFORD	CM2 8SD	47	£3,319
£370,000	19/02/2021	S		150	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	112	£3,304
£169,000	19/02/2021	T		77	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FX	61	£2,770
£380,000	22/02/2021	T		36	NURSERY ROAD		CHELMSFORD	CM2 9PL	65	£5,846
£530,000	22/02/2021	S		10	ROTHESAY AVENUE		CHELMSFORD	CM2 9BU	95	£5,579
£540,000	22/02/2021	D		6	PARKDALE	DANBURY	CHELMSFORD	CM3 4EH	106	£5,094
£410,000	22/02/2021	S		15	SOUTHVIEW TERRACE	DANBURY	CHELMSFORD	CM3 4DY	100	£4,100
£442,000	22/02/2021	D		45	JENNER MEAD		CHELMSFORD	CM2 6SJ	110	£4,018
£162,000	22/02/2021	T		49	COLYERS REACH		CHELMSFORD	CM2 6RW	42	£3,857
£292,000	22/02/2021	T		11	DELAMERE ROAD		CHELMSFORD	CM1 2TG	82	£3,561
£380,000	22/02/2021	S		243	LINNET DRIVE		CHELMSFORD	CM2 8AZ	108	£3,519
£430,000	22/02/2021	S		44	SANDFORD ROAD		CHELMSFORD	CM2 6DQ	124	£3,468
£510,000	23/02/2021	D		7	HOPKINS MEAD		CHELMSFORD	CM2 6SS	101	£5,050
£820,000	23/02/2021	D		10	BISHOPS COURT GARDENS		CHELMSFORD	CM2 6AZ	179	£4,581
£315,000	23/02/2021	T		29	COOK PLACE		CHELMSFORD	CM2 6TW	69	£4,565
£652,000	23/02/2021	D		90	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DW	159	£4,101
£685,000	23/02/2021	D		22	ROBERT FINCH CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6BN	175	£3,914
£380,000	23/02/2021	S		64	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AG	100	£3,800
£386,000	23/02/2021	S		22	HILL VIEW ROAD		CHELMSFORD	CM1 7RX	102	£3,784
£127,500	23/02/2021	F		14	MEGGY TYE	SPRINGFIELD	CHELMSFORD	CM2 6GA	43	£2,965
£200,000	23/02/2021	F		83	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG	68	£2,941
£820,000	23/02/2021	D	THE OLD BARN		MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RF	333	£2,462
£311,000	24/02/2021	S		8	HOLKHAM AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AU	55	£5,655
£470,000	24/02/2021	S		11	CANNON LEYS		CHELMSFORD	CM2 8PB	92	£5,109
£507,500	24/02/2021	D		28	ANCHOR REACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GS	106	£4,788
£480,000	24/02/2021	D		5	WICKHAM CRESCENT		CHELMSFORD	CM1 4WD	101	£4,752
£165,000	24/02/2021	F		12	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF	37	£4,459
£775,000	24/02/2021	D		16	JACKSON BACON VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BJ	175	£4,429
£435,000	24/02/2021	D		3	JUDGE ROAD	SPRINGFIELD	CHELMSFORD	CM2 6GN	99	£4,394
£650,000	24/02/2021	D		26	TABORS AVENUE		CHELMSFORD	CM2 7ES	148	£4,392
£520,000	24/02/2021	D		3	BUTLERS CLOSE		CHELMSFORD	CM1 7BE	120	£4,333
£462,500	24/02/2021	D		22	SUSSEX CLOSE	BOREHAM	CHELMSFORD	CM3 3ED	125	£3,700
£495,000	24/02/2021	D		12	BACK LANE	FORD END	CHELMSFORD	CM3 1LG	141	£3,511
£740,000	25/02/2021	D	BROOMHILL		HOLYBREAD LANE	LITTLE BADDOW	CHELMSFORD	CM3 4BP	66	£11,212
£530,000	25/02/2021	D		88	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8JB	93	£5,699
£479,000	25/02/2021	S		142	VICARAGE ROAD		CHELMSFORD	CM2 9BT	93	£5,151
£314,000	25/02/2021	S		47	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW	62	£5,065
£640,000	25/02/2021	D		34	PARKDALE	DANBURY	CHELMSFORD	CM3 4EH	130	£4,923
£338,000	25/02/2021	T		135	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EJ	69	£4,899

£1,025,000	25/02/2021	D		4	NORTH DRIVE		CHELMSFORD	CM2 7EU	215	£4,767
£585,000	25/02/2021	D		51	MALDON ROAD	DANBURY	CHELMSFORD	CM3 4QL	128	£4,570
£250,000	25/02/2021	F		2	CREANCE COURT		CHELMSFORD	CM2 ONP	56	£4,464
£445,000	25/02/2021	D		80	WATERSON VALE		CHELMSFORD	CM2 9PB	100	£4,450
£300,000	25/02/2021	S		40	PEGGOTTY CLOSE		CHELMSFORD	CM1 4XU	73	£4,110
£555,000	25/02/2021	D	1A		FENNFIELDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RZ	141	£3,936
£400,000	25/02/2021	D		114	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TZ	105	£3,810
£340,000	25/02/2021	T		55	GARDENERS		CHELMSFORD	CM2 8YU	91	£3,736
£260,000	25/02/2021	F		61	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	74	£3,514
£260,000	25/02/2021	T		13	TRENT ROAD		CHELMSFORD	CM1 2LG	76	£3,421
£360,000	25/02/2021	T		40	PAWLE CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7AZ	108	£3,333
£425,000	25/02/2021	T		11	FALCONS MEAD		CHELMSFORD	CM2 ONN	129	£3,295
£470,000	25/02/2021	S		8	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	162	£2,901
£225,000	25/02/2021	T		46	ST MARGARETS ROAD		CHELMSFORD	CM2 6DT	90	£2,500
£1,225,000	26/02/2021	D	ORCHARD HOUSE, 2A		RUNSELL LANE	DANBURY	CHELMSFORD	CM3 4NY	N/A	#VALUE!
£720,000	26/02/2021	D	EASTLEIGH		CHESTNUT WALK	LITTLE BADDOW	CHELMSFORD	CM3 4SP	92	£7,826
£625,000	26/02/2021	S		3	WALTERS CLOSE		CHELMSFORD	CM2 8NU	93	£6,720
£205,000	26/02/2021	F	13 OXNEY PLACE, 210		ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	32	£6,406
£550,000	26/02/2021	S		34	ROSEBERRY ROAD		CHELMSFORD	CM2 0TU	89	£6,180
£330,000	26/02/2021	S		6	BRIDPORT ROAD		CHELMSFORD	CM1 6NA	56	£5,893
£570,000	26/02/2021	D		38	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EG	101	£5,644
£390,000	26/02/2021	S		36	SKERRY RISE		CHELMSFORD	CM1 4EG	75	£5,200
£370,000	26/02/2021	T		214	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LG	72	£5,139
£755,000	26/02/2021	D		116	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9LB	147	£5,136
£875,000	26/02/2021	D	LANCERS		CHESTNUT WALK	LITTLE BADDOW	CHELMSFORD	CM3 4SP	177	£4,944
£230,000	26/02/2021	S		77	WOOD STREET		CHELMSFORD	CM2 9BQ	48	£4,792
£175,000	26/02/2021	F		35	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	37	£4,730
£545,000	26/02/2021	S		33	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,658
£720,000	26/02/2021	D		51	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DJ	157	£4,586
£167,500	26/02/2021	F		52	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JN	37	£4,527
£265,000	26/02/2021	S		25	OCKELFORD AVENUE		CHELMSFORD	CM1 2AW	59	£4,492
£372,500	26/02/2021	T		138	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR	83	£4,488
£237,000	26/02/2021	S		24	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY	53	£4,472
£235,000	26/02/2021	F		26	BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP	53	£4,434
£695,000	26/02/2021	D		48	CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7HY	157	£4,427
£725,000	26/02/2021	T		20	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	164	£4,421
£312,500	26/02/2021	S		24	LOFTIN WAY		CHELMSFORD	CM2 9TN	71	£4,401
£695,000	26/02/2021	S		53	VICARAGE ROAD		CHELMSFORD	CM2 9BT	158	£4,399
£320,000	26/02/2021	S		104	SUNRISE AVENUE		CHELMSFORD	CM1 4JR	73	£4,384
£330,000	26/02/2021	S		13	EDWARD DRIVE		CHELMSFORD	CM2 9ER	76	£4,342
£442,500	26/02/2021	T		29	HARDY CLOSE		CHELMSFORD	CM1 1AE	102	£4,338
£185,000	26/02/2021	F		109	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	45	£4,111
£780,000	26/02/2021	D		30	SANDFORD ROAD		CHELMSFORD	CM2 6DQ	190	£4,105
£525,000	26/02/2021	S		20	CAMPBELL CLOSE		CHELMSFORD	CM2 9BE	128	£4,102
£205,000	26/02/2021	F		118	WAVENEY DRIVE		CHELMSFORD	CM1 7QA	50	£4,100
£586,000	26/02/2021	D		26	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL	144	£4,069
£301,000	26/02/2021	T		6	LAURENCE CROFT	WRITTLE	CHELMSFORD	CM1 3LN	76	£3,961
£300,000	26/02/2021	T		20	PRIMULA WAY		CHELMSFORD	CM1 6QT	76	£3,947
£232,500	26/02/2021	F		62	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	60	£3,875

£400,000	26/02/2021	S		46	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT	106	£3,774	
£320,000	26/02/2021	S		19	BLACKWATER CLOSE		CHELMSFORD	CM1 7QJ	85	£3,765	
£414,000	26/02/2021	D		22	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ	111	£3,730	
£217,500	26/02/2021	F		21	GLEBE ROAD		CHELMSFORD	CM1 1QG	61	£3,566	
£265,000	26/02/2021	F	31	TYRELL LODGE	SPRINGFIELD ROAD		CHELMSFORD	CM2 6JA	80	£3,313	
£289,995	26/02/2021	T		13	HOBART CLOSE		CHELMSFORD	CM1 2ES	88	£3,295	
£200,000	26/02/2021	F		19	MURCHISON CLOSE		CHELMSFORD	CM1 2ER	61	£3,279	
£190,000	26/02/2021	F		2	SQUIRE STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RU	58	£3,276	
£170,000	26/02/2021	F		24	CLEMATIS TYE		CHELMSFORD	CM1 6GL	54	£3,148	
£422,500	26/02/2021	D		31	HARNESS CLOSE		CHELMSFORD	CM1 6UU	139	£3,040	
£227,500	26/02/2021	F		56	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT	75	£3,033	
£180,000	26/02/2021	F		43	HOBART CLOSE		CHELMSFORD	CM1 2ES	61	£2,951	
£169,000	26/02/2021	F		103	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG	76	£2,224	
£62,000	26/02/2021	F	9	NEWCOMBE COURT	BURGESS SPRINGS		CHELMSFORD	CM1 1QN	47	£1,319	
£472,500	28/02/2021	T		27	GOLDLAY ROAD		CHELMSFORD	CM2 0EJ	100	£4,725	
£305,000	01/03/2021	D		81	SPRINGFIELD ROAD		CHELMSFORD	CM2 6JL	N/A	#VALUE!	
£455,000	01/03/2021	S		10	NORTON ROAD		CHELMSFORD	CM1 2QP	92	£4,946	
£510,000	01/03/2021	D		2	GREY LADYS		CHELMSFORD	CM2 8RB	105	£4,857	
£174,000	01/03/2021	F		65	STAPLEFORD CLOSE		CHELMSFORD	CM2 0RB	36	£4,833	
£396,000	01/03/2021	S		6	CANFORD CLOSE		CHELMSFORD	CM2 9RG	83	£4,771	
£360,000	01/03/2021	S		397	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7EJ	77	£4,675	
£365,000	01/03/2021	D		10	KINGS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QH	80	£4,563	
£315,000	01/03/2021	T		16	LUCAS AVENUE		CHELMSFORD	CM2 9JJ	74	£4,257	
£500,000	01/03/2021	S		46	LONGFIELD ROAD		CHELMSFORD	CM2 7QH	121	£4,132	
£260,000	01/03/2021	T		49	WATERHOUSE LANE		CHELMSFORD	CM1 2TE	65	£4,000	
£835,000	01/03/2021	D			THE SWALLOWS	CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ	210	£3,976
£224,000	01/03/2021	F		30	WOOD DALE	GREAT BADDOW	CHELMSFORD	CM2 8EZ	57	£3,930	
£336,000	01/03/2021	S		19	AVON ROAD		CHELMSFORD	CM1 2JX	87	£3,862	
£468,000	01/03/2021	D		31	BICKERTON POINT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YG	124	£3,774	
£530,000	01/03/2021	D		32	CHELMER LEA		CHELMSFORD	CM2 7QG	145	£3,655	
£284,000	01/03/2021	D		14	SONTERS DOWN	RETTENDON COMMON	CHELMSFORD	CM3 8EU	103	£2,757	
£410,000	01/03/2021	T		204	PARKINSON DRIVE		CHELMSFORD	CM1 3GS	161	£2,547	
£462,500	02/03/2021	D		4	COPLAND CLOSE	BROOMFIELD	CHELMSFORD	CM1 7DT	87	£5,316	
£365,000	02/03/2021	T		3	NURSERY ROAD		CHELMSFORD	CM2 9PJ	70	£5,214	
£280,000	02/03/2021	T		42	SOUTH PRIMROSE HILL		CHELMSFORD	CM1 2RG	54	£5,185	
£175,000	02/03/2021	F		142	REDMAYNE DRIVE		CHELMSFORD	CM2 9XE	36	£4,861	
£397,500	02/03/2021	S		9	GILMORE WAY		CHELMSFORD	CM2 7AN	86	£4,622	
£345,500	02/03/2021	S		14	PARKLANDS DRIVE		CHELMSFORD	CM1 7RJ	85	£4,065	
£250,000	02/03/2021	T		61	SAWKINS AVENUE		CHELMSFORD	CM2 9SE	65	£3,846	
£425,000	02/03/2021	D		23	WAVENEY DRIVE		CHELMSFORD	CM1 7PX	112	£3,795	
£302,500	02/03/2021	T		36	FINCHLAND VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GA	81	£3,735	
£350,000	02/03/2021	T		21	HAWFINCH WALK		CHELMSFORD	CM2 8BD	99	£3,535	
£345,000	02/03/2021	S		104	PINES ROAD		CHELMSFORD	CM1 2DL	108	£3,194	
£615,000	02/03/2021	D		589	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BS	195	£3,154	
£905,000	03/03/2021	D		26	ROXWELL ROAD		CHELMSFORD	CM1 2PP	173	£5,231	
£1,200,000	03/03/2021	D		4	HYDE GREEN	DANBURY	CHELMSFORD	CM3 4QU	255	£4,706	
£470,000	03/03/2021	D		43	AUDLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RS	103	£4,563	
£185,000	03/03/2021	T		54	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	41	£4,512	
£465,500	03/03/2021	D		14	RUNSELL VIEW	DANBURY	CHELMSFORD	CM3 4PE	104	£4,476	

£337,500	03/03/2021	T		150	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB	76	£4,441
£392,500	03/03/2021	D		16	HOLLIS LOCK		CHELMSFORD	CM2 6RR	89	£4,410
£410,000	03/03/2021	D		61	ARBOUR LANE		CHELMSFORD	CM1 7RG	94	£4,362
£345,000	03/03/2021	T		127	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HQ	81	£4,259
£595,000	03/03/2021	D		118	POLLARDS GREEN		CHELMSFORD	CM2 6UL	140	£4,250
£325,000	03/03/2021	T		55	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	77	£4,221
£385,000	03/03/2021	D		154	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	132	£2,917
£192,000	03/03/2021	F		16	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS	70	£2,743
£165,000	03/03/2021	F		224	MEADGATE AVENUE		CHELMSFORD	CM2 7LL	67	£2,463
£595,000	04/03/2021	D	MILL FARM		DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	N/A	#VALUE!
£545,000	04/03/2021	D		10	ROMAN ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3PE	103	£5,291
£410,000	04/03/2021	S		1	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DP	91	£4,505
£303,500	04/03/2021	T		21	NURSERY ROAD		CHELMSFORD	CM2 9PL	78	£3,891
£445,000	04/03/2021	D		1	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	118	£3,771
£162,000	04/03/2021	F		104	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ	43	£3,767
£195,000	04/03/2021	F		74	PARKINSON DRIVE		CHELMSFORD	CM1 3GH	53	£3,679
£530,000	05/03/2021	D		119	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DL	84	£6,310
£379,950	05/03/2021	S		21	FOURTH AVENUE		CHELMSFORD	CM1 4EZ	68	£5,588
£364,000	05/03/2021	D		2	PLYMOUTH ROAD		CHELMSFORD	CM1 6JG	69	£5,275
£800,000	05/03/2021	D	ROSE COTTAGE		WOODHILL ROAD	DANBURY	CHELMSFORD	CM3 4AL	152	£5,263
£510,000	05/03/2021	D	PEMBROKE		MAIN ROAD	HOWE STREET	CHELMSFORD	CM3 1BG	99	£5,152
£329,000	05/03/2021	T		6	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RT	64	£5,141
£493,000	05/03/2021	T		49	GOLDLAY ROAD		CHELMSFORD	CM2 0EL	96	£5,135
£460,000	05/03/2021	D		36	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NU	90	£5,111
£625,000	05/03/2021	D		8	RIDGEWELL AVENUE		CHELMSFORD	CM1 2GA	123	£5,081
£263,000	05/03/2021	T		3	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JW	53	£4,962
£550,000	05/03/2021	S		15	FOURTH AVENUE		CHELMSFORD	CM1 4EZ	111	£4,955
£418,000	05/03/2021	S		8	ROBJOHNS ROAD		CHELMSFORD	CM1 3AF	86	£4,860
£285,000	05/03/2021	T		3	PICKWICK AVENUE		CHELMSFORD	CM1 4UN	61	£4,672
£197,000	05/03/2021	F	16 KRESTON HOUSE, 66		BROOMFIELD ROAD		CHELMSFORD	CM1 1SW	43	£4,581
£500,000	05/03/2021	S		7	FIRST AVENUE		CHELMSFORD	CM1 1RX	110	£4,545
£395,000	05/03/2021	S		17	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	87	£4,540
£205,000	05/03/2021	F		108	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	46	£4,457
£115,500	05/03/2021	F		16	MEARNS PLACE		CHELMSFORD	CM2 6TT	26	£4,442
£171,500	05/03/2021	F		161	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	39	£4,397
£340,000	05/03/2021	T		21	SEYMOUR STREET		CHELMSFORD	CM2 0RX	78	£4,359
£410,000	05/03/2021	S		51	CHICHESTER DRIVE		CHELMSFORD	CM1 7SA	95	£4,316
£405,000	05/03/2021	D		1	ROBERT CLOSE		CHELMSFORD	CM2 6FJ	94	£4,309
£330,000	05/03/2021	T		21	GRANGER ROW		CHELMSFORD	CM1 4WF	77	£4,286
£345,000	05/03/2021	T		45	MEON CLOSE		CHELMSFORD	CM1 7QG	81	£4,259
£370,000	05/03/2021	S		9	NORTH DELL		CHELMSFORD	CM1 6UP	88	£4,205
£655,000	05/03/2021	D		9	BRAMLEY PLACE		CHELMSFORD	CM2 9TF	159	£4,119
£612,000	05/03/2021	D		18	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6HY	149	£4,107
£227,500	05/03/2021	F	7 JOSEPH COURT		WRITTLE ROAD		CHELMSFORD	CM1 3WQ	56	£4,063
£165,000	05/03/2021	F		27	CHILTERN CLOSE		CHELMSFORD	CM1 2GJ	41	£4,024
£250,000	05/03/2021	F		32	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF	63	£3,968
£380,000	05/03/2021	S		17	WHITE ELM ROAD	BICKNACRE	CHELMSFORD	CM3 4LU	97	£3,918
£192,500	05/03/2021	F		62	WICKHAM CRESCENT		CHELMSFORD	CM1 4WD	51	£3,775
£330,000	05/03/2021	S		12	TUGBY PLACE		CHELMSFORD	CM1 4XL	88	£3,750

£350,000	05/03/2021	S		36	MEADGATE AVENUE		CHELMSFORD	CM2 7LQ	99	£3,535	
£410,000	05/03/2021	D		16	SADDLE RISE		CHELMSFORD	CM1 6SX	116	£3,534	
£391,000	05/03/2021	S		59	BEECHES ROAD		CHELMSFORD	CM1 2RX	115	£3,400	
£270,000	05/03/2021	S		19	SHERWOOD DRIVE		CHELMSFORD	CM1 3DL	83	£3,253	
£170,000	05/03/2021	F		3	FILLIOLL CLOSE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UY	56	£3,036	
£390,000	05/03/2021	S		109	KINGS ROAD		CHELMSFORD	CM1 2BD	132	£2,955	
£300,000	05/03/2021	S		6	MARKLAY DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NP	104	£2,885	
£281,000	05/03/2021	T		4	SONTERS DOWN	RETTENDON COMMON	CHELMSFORD	CM3 8EU	122	£2,303	
£630,000	08/03/2021	S		24	SIXTH AVENUE		CHELMSFORD	CM1 4ED	73	£8,630	
£370,000	08/03/2021	D		19	HOBBITON HILL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WZ	52	£7,115	
£595,000	08/03/2021	S		5	VAN DIEMANS LANE		CHELMSFORD	CM2 9QJ	122	£4,877	
£510,000	08/03/2021	S		23	KINGSTON CRESCENT		CHELMSFORD	CM2 6DN	110	£4,636	
£207,000	08/03/2021	F	10	LYTTLETON HOUSE, 64	BROOMFIELD ROAD		CHELMSFORD	CM1 1SW	45	£4,600	
£382,500	08/03/2021	S		170	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AH	87	£4,397	
£368,000	08/03/2021	S		63	PADDOCK DRIVE		CHELMSFORD	CM1 6UX	85	£4,329	
£520,000	08/03/2021	D			ROBIN COTTAGE	GRANGE ROAD	PLESHEY	CHELMSFORD	CM3 1HZ	124	£4,194
£580,000	08/03/2021	D		2	BUCKLEYS		CHELMSFORD	CM2 7DY	139	£4,173	
£350,000	08/03/2021	T		5	YARWOOD ROAD		CHELMSFORD	CM2 6EJ	85	£4,118	
£158,000	08/03/2021	F		7	WIDFORD CHASE		CHELMSFORD	CM2 8SZ	42	£3,762	
£225,000	08/03/2021	S		33	TRINITY ROW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5DE	80	£2,813	
£105,000	08/03/2021	F		20	GERARD GARDENS		CHELMSFORD	CM2 9GD	50	£2,100	
£390,000	09/03/2021	D			MALTINGS HOUSE	MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3JD	57	£6,842
£1,090,000	09/03/2021	D			HOLLYHOCKS	NATHANS LANE	WRITTLE	CHELMSFORD	CM1 3RF	161	£6,770
£317,000	09/03/2021	S		4	AUBREY CLOSE		CHELMSFORD	CM1 4EJ	60	£5,283	
£252,000	09/03/2021	S		62	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ	54	£4,667	
£490,000	09/03/2021	D		60	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DX	108	£4,537	
£375,000	09/03/2021	T		37	SKYLARK WALK		CHELMSFORD	CM2 8BA	86	£4,360	
£104,000	09/03/2021	F		19	SPENCER COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WQ	27	£3,852	
£485,000	09/03/2021	D			SHIELING	BICKNACRE ROAD	DANBURY	CHELMSFORD	CM3 4JR	133	£3,647
£450,000	09/03/2021	T		3	EMBERSON CROFT		CHELMSFORD	CM1 4FD	129	£3,488	
£153,000	09/03/2021	F	FLAT 8	TRELAWN	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	47	£3,255	
£220,000	09/03/2021	T		58	RUTLAND ROAD		CHELMSFORD	CM1 4BH	77	£2,857	
£615,000	09/03/2021	D		1	LONGLEAT CLOSE		CHELMSFORD	CM1 4DQ	221	£2,783	
£740,000	10/03/2021	D		4	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF	140	£5,286	
£800,000	10/03/2021	D			THE HUTCH	NEW COURT ROAD		CHELMSFORD	CM2 6BZ	161	£4,969
£520,000	10/03/2021	D		1	LITTLE NELL		CHELMSFORD	CM1 4YL	109	£4,771	
£310,000	10/03/2021	T		23	MOUNTBATTEN WAY		CHELMSFORD	CM1 6FE	69	£4,493	
£685,000	10/03/2021	D		10	COLVIN CHASE	GALLEYWOOD	CHELMSFORD	CM2 8QQ	157	£4,363	
£338,000	10/03/2021	T		35	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	82	£4,122	
£292,000	10/03/2021	S		3	CHARLOTTE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NA	75	£3,893	
£497,500	10/03/2021	S		51	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JL	131	£3,798	
£320,000	10/03/2021	S		59	SHELLEY ROAD		CHELMSFORD	CM2 6ES	86	£3,721	
£431,250	10/03/2021	S		35	WHARTON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BF	120	£3,594	
£540,000	10/03/2021	D		6	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EE	152	£3,553	
£340,000	10/03/2021	T		4	CHURCHILL RISE		CHELMSFORD	CM1 6FD	102	£3,333	
£340,000	10/03/2021	T		126	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LL	102	£3,333	
£2,250,000	10/03/2021	D			SMALLWATER LODGE	MAIN ROAD	BICKNACRE	CHELMSFORD	CM3 4HN	725	£3,103
£462,750	10/03/2021	T		13	GREENWOOD CLOSE		CHELMSFORD	CM2 6PW	160	£2,892	
£360,000	10/03/2021	D		2	ST VINCENTS ROAD		CHELMSFORD	CM2 9PS	169	£2,130	

£560,000	11/03/2021	S		217	BEEHIVE LANE		CHELMSFORD	CM2 9SH	102	£5,490
£630,000	11/03/2021	D	THE BUNGALOW		INGATESTONE ROAD	HIGHWOOD	CHELMSFORD	CM1 3QY	115	£5,478
£237,500	11/03/2021	F	40A		PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX	46	£5,163
£542,000	11/03/2021	T		35	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,632
£415,000	11/03/2021	S		54	BROOK LANE	GALLEYWOOD	CHELMSFORD	CM2 8NL	99	£4,192
£191,000	11/03/2021	F	FLAT 2 DAIRY COURT, 35		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NG	46	£4,152
£621,500	11/03/2021	D		31	ROUS CHASE	GALLEYWOOD	CHELMSFORD	CM2 8QF	154	£4,036
£442,500	11/03/2021	S		48	BEEHIVE LANE		CHELMSFORD	CM2 9RP	110	£4,023
£365,000	11/03/2021	T		26	HAVENGORE		CHELMSFORD	CM1 6JR	95	£3,842
£297,500	11/03/2021	T		1	NORFOLK DRIVE		CHELMSFORD	CM1 4AG	86	£3,459
£296,000	11/03/2021	T		9	RUSKIN ROAD		CHELMSFORD	CM2 6HN	94	£3,149
£570,000	12/03/2021	T		2	MALDON ROAD	DANBURY	CHELMSFORD	CM3 4FH	N/A	#VALUE!
£320,000	12/03/2021	S		1	LAWN LANE		CHELMSFORD	CM1 6NP	26	£12,308
£295,000	12/03/2021	S		3	WILLOW GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 8RA	47	£6,277
£336,500	12/03/2021	S		16	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL	63	£5,341
£285,000	12/03/2021	S		91	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YH	54	£5,278
£430,000	12/03/2021	S		133	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BU	84	£5,119
£485,000	12/03/2021	D		21	SUNRISE AVENUE		CHELMSFORD	CM1 4JN	96	£5,052
£580,000	12/03/2021	D		6	OLD SCHOOL FIELD		CHELMSFORD	CM1 7HU	116	£5,000
£625,000	12/03/2021	S		22	WOOLMERS MEAD	PLESHEY	CHELMSFORD	CM3 1HH	127	£4,921
£432,500	12/03/2021	S	19B		BEECHES ROAD		CHELMSFORD	CM1 2RX	88	£4,915
£297,500	12/03/2021	S		10	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL	61	£4,877
£335,000	12/03/2021	T		16	SOUTHER CROSS	GOOD EASTER	CHELMSFORD	CM1 4RX	69	£4,855
£545,000	12/03/2021	D		15	LITTLE FIELDS	DANBURY	CHELMSFORD	CM3 4UR	115	£4,739
£475,000	12/03/2021	S		69	MILDMAY ROAD		CHELMSFORD	CM2 0DR	101	£4,703
£345,000	12/03/2021	S		70	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6ED	74	£4,662
£395,000	12/03/2021	S		15	MEWS COURT		CHELMSFORD	CM2 9PF	85	£4,647
£325,000	12/03/2021	S		7	KIRK PLACE		CHELMSFORD	CM2 6TN	70	£4,643
£435,000	12/03/2021	T		4	WHITLEY LINK		CHELMSFORD	CM2 9FX	95	£4,579
£165,000	12/03/2021	F		81	CHESTER PLACE		CHELMSFORD	CM1 4NQ	37	£4,459
£650,000	12/03/2021	D		6	RUNSELL CLOSE	DANBURY	CHELMSFORD	CM3 4PQ	146	£4,452
£385,000	12/03/2021	S		35	HOLLIS LOCK		CHELMSFORD	CM2 6RR	87	£4,425
£315,000	12/03/2021	T		77	SANDFORD ROAD		CHELMSFORD	CM2 6DE	72	£4,375
£446,000	12/03/2021	S	100A		WRITTLE ROAD		CHELMSFORD	CM1 3BU	102	£4,373
£332,000	12/03/2021	T		51	BAKER STREET		CHELMSFORD	CM2 0SA	77	£4,312
£423,000	12/03/2021	S		23	CHATLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NU	101	£4,188
£190,000	12/03/2021	F		58	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF	46	£4,130
£295,500	12/03/2021	F		12	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	72	£4,104
£325,000	12/03/2021	S		186	CHIGNAL ROAD		CHELMSFORD	CM1 2JE	81	£4,012
£240,000	12/03/2021	F		18	WICKS PLACE		CHELMSFORD	CM1 2GH	62	£3,871
£278,000	12/03/2021	T		1	PEARL SQUARE		CHELMSFORD	CM2 9FP	72	£3,861
£565,000	12/03/2021	S		62	GREENWAYS		CHELMSFORD	CM1 4EF	151	£3,742
£770,000	12/03/2021	D		146	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	208	£3,702
£375,000	12/03/2021	D		116	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	104	£3,606
£415,000	12/03/2021	T		20	WELLFIELD	WRITTLE	CHELMSFORD	CM1 3LF	116	£3,578
£293,000	12/03/2021	T		6	PLOVER WALK		CHELMSFORD	CM2 8XX	82	£3,573
£280,500	12/03/2021	T		14	HATFIELD GROVE		CHELMSFORD	CM1 3DF	81	£3,463
£520,000	12/03/2021	T		67	CORNELIUS VALE		CHELMSFORD	CM2 6GY	170	£3,059
£288,000	12/03/2021	T		26	ST MICHAELS WALK		CHELMSFORD	CM2 8SG	95	£3,032

£193,000	12/03/2021	F		90	COVAL LANE		CHELMSFORD	CM1 1TG	66	£2,924
£324,000	12/03/2021	T		8	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY	120	£2,700
£360,000	12/03/2021	S		45	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6EB	154	£2,338
£342,000	14/03/2021	S		58	MEON CLOSE		CHELMSFORD	CM1 7QQ	86	£3,977
£335,000	15/03/2021	T		5	BUCKINGHAM COURT	SPRINGFIELD	CHELMSFORD	CM2 6XW	N/A	#VALUE!
£410,000	15/03/2021	S		37	BEEHIVE LANE		CHELMSFORD	CM2 9TQ	N/A	#VALUE!
£525,000	15/03/2021	D	BARNARDS		THE STREET	GALLEYWOOD	CHELMSFORD	CM2 8QN	100	£5,250
£390,000	15/03/2021	S		2	FAIRWAY		CHELMSFORD	CM2 9TX	76	£5,132
£477,500	15/03/2021	T		13	RIVERSIDE		CHELMSFORD	CM2 6LL	94	£5,080
£415,000	15/03/2021	S		61	RUBENS GATE		CHELMSFORD	CM1 6GW	86	£4,826
£350,000	15/03/2021	S		33	KINGS ROAD		CHELMSFORD	CM1 4HR	76	£4,605
£490,000	15/03/2021	S		5	YELDHAM LOCK		CHELMSFORD	CM2 6RP	108	£4,537
£285,000	15/03/2021	T		50	WOODROFFE CLOSE		CHELMSFORD	CM2 6RS	63	£4,524
£265,000	15/03/2021	T		6	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG	59	£4,492
£460,000	15/03/2021	D		18	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU	104	£4,423
£515,000	15/03/2021	S		15	LYNMOUTH AVENUE		CHELMSFORD	CM2 0TP	119	£4,328
£575,000	15/03/2021	D		142	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	136	£4,228
£550,000	15/03/2021	D		9	HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PN	131	£4,198
£480,000	15/03/2021	S		74	DORSET AVENUE		CHELMSFORD	CM2 9UB	117	£4,103
£545,000	15/03/2021	S		67	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DJ	138	£3,949
£335,000	15/03/2021	S		5	AVON ROAD		CHELMSFORD	CM1 2JX	85	£3,941
£380,000	15/03/2021	S	WEST WARREN COTTAGE		ROXWELL ROAD	WRITTLE	CHELMSFORD	CM1 3RU	98	£3,878
£395,000	15/03/2021	S		7	CANUDEN ROAD		CHELMSFORD	CM1 2SU	102	£3,873
£195,000	15/03/2021	F		61	PARKINSON DRIVE		CHELMSFORD	CM1 3GU	52	£3,750
£510,000	15/03/2021	D		120	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NN	147	£3,469
£398,000	15/03/2021	S		76	RAVENSBORNE DRIVE		CHELMSFORD	CM1 2SL	129	£3,085
£375,000	15/03/2021	S		28	BERWICK AVENUE		CHELMSFORD	CM1 4AS	125	£3,000
£1,075,000	16/03/2021	D	MEADOW VIEW		CHIGNAL ROAD	CHIGNAL SMEALEY	CHELMSFORD	CM1 4SY	N/A	#VALUE!
£580,000	16/03/2021	S		27	BRAGANZA WAY	SPRINGFIELD	CHELMSFORD	CM1 6AP	N/A	#VALUE!
£380,000	16/03/2021	D	SIROA		BOYTON CROSS	ROXWELL	CHELMSFORD	CM1 4LP	59	£6,441
£380,000	16/03/2021	T		75	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AH	79	£4,810
£280,000	16/03/2021	F	FLAT 4	1 ST. JOHNS COURT	MOULSHAM STREET		CHELMSFORD	CM2 0JD	61	£4,590
£585,000	16/03/2021	D		10	SPALDING WAY		CHELMSFORD	CM2 7NZ	128	£4,570
£292,000	16/03/2021	S		25	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	66	£4,424
£256,000	16/03/2021	F		57	BURNELL GATE		CHELMSFORD	CM1 6ED	58	£4,414
£425,000	16/03/2021	S		30	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NU	103	£4,126
£367,500	16/03/2021	T		26	ALLEN WAY	SPRINGFIELD	CHELMSFORD	CM2 6GF	91	£4,038
£430,000	16/03/2021	T		62	MANOR ROAD		CHELMSFORD	CM2 0ER	109	£3,945
£610,000	16/03/2021	D		8	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	171	£3,567
£435,000	16/03/2021	D		24	TROUBRIDGE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YF	125	£3,480
£290,000	16/03/2021	F		26	HAYES CLOSE		CHELMSFORD	CM2 0RN	87	£3,333
£470,000	16/03/2021	S		62	GILMORE WAY		CHELMSFORD	CM2 7AP	142	£3,310
£1,400,000	17/03/2021	D		5	LITCHBOROUGH PARK	LITTLE BADDOW	CHELMSFORD	CM3 4UJ	233	£6,009
£375,000	17/03/2021	D		2	STARBOARD VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GR	68	£5,515
£475,000	17/03/2021	S		15	MALTESE ROAD		CHELMSFORD	CM1 2PB	88	£5,398
£310,000	17/03/2021	S		6	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	58	£5,345
£305,000	17/03/2021	S		46	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SD	66	£4,621
£315,000	17/03/2021	T		64	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TU	79	£3,987
£238,000	17/03/2021	T		46	SOUTH PRIMROSE HILL		CHELMSFORD	CM1 2RG	63	£3,778

£290,000	17/03/2021	T		15	TYRELLS WAY	GREAT BADDOW	CHELMSFORD	CM2 7DP	78	£3,718
£210,005	17/03/2021	F		31	SALTER PLACE		CHELMSFORD	CM2 6UU	58	£3,621
£445,000	17/03/2021	D		34	MANOR ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PT	138	£3,225
£140,000	18/03/2021	T		124	LINNET DRIVE		CHELMSFORD	CM2 8AG	N/A	#VALUE!
£430,000	18/03/2021	D		59	WALLACE CRESCENT		CHELMSFORD	CM2 9QN	51	£8,431
£610,000	18/03/2021	D		5	OAKLANDS CRESCENT		CHELMSFORD	CM2 9PP	105	£5,810
£400,000	18/03/2021	D		20	SHELDRIK LINK	SPRINGFIELD	CHELMSFORD	CM2 6GJ	86	£4,651
£270,000	18/03/2021	S		18	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG	59	£4,576
£435,000	18/03/2021	S		18	LYNMOUTH AVENUE		CHELMSFORD	CM2 0TP	97	£4,485
£375,000	18/03/2021	S		28	REMBRANDT GROVE		CHELMSFORD	CM1 6GH	94	£3,989
£700,000	18/03/2021	D	SHEPHERDS		OLD CHURCH ROAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8BG	184	£3,804
£305,000	18/03/2021	T		243	BADDOW ROAD		CHELMSFORD	CM2 7QA	85	£3,588
£900,000	18/03/2021	D		110	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DT	259	£3,475
£205,000	18/03/2021	F	75A		HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ	60	£3,417
£450,000	18/03/2021	T		6	CROZIER TERRACE		CHELMSFORD	CM2 6YW	132	£3,409
£176,000	18/03/2021	T		38	MEADOW ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DU	66	£2,667
£730,000	19/03/2021	D	TUDOR HOUSE		MAIN ROAD	HOWE STREET	CHELMSFORD	CM3 1BG	N/A	#VALUE!
£880,000	19/03/2021	D		25	ST JOHNS GREEN		CHELMSFORD	CM1 3DZ	100	£8,800
£430,000	19/03/2021	D		3	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	83	£5,181
£657,500	19/03/2021	S		203	BEEHIVE LANE		CHELMSFORD	CM2 9SH	130	£5,058
£450,000	19/03/2021	D		113	WATERHOUSE LANE		CHELMSFORD	CM1 2RY	90	£5,000
£530,000	19/03/2021	D		13	WELLER GROVE		CHELMSFORD	CM1 4YJ	106	£5,000
£560,000	19/03/2021	D		7	MILDMAYS	DANBURY	CHELMSFORD	CM3 4DP	112	£5,000
£535,000	19/03/2021	D		80	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	112	£4,777
£300,000	19/03/2021	F		48	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF	63	£4,762
£750,000	19/03/2021	D		1	RIDDIFORD DRIVE		CHELMSFORD	CM1 2GB	158	£4,747
£665,000	19/03/2021	S	CORNER COTTAGE		LARKS LANE	GREAT WALTHAM	CHELMSFORD	CM3 1AD	143	£4,650
£295,000	19/03/2021	S		2	TURKEY OAKS		CHELMSFORD	CM1 7SR	66	£4,470
£200,000	19/03/2021	F		39	HOBART CLOSE		CHELMSFORD	CM1 2ES	46	£4,348
£462,500	19/03/2021	S		77	CHERRY GARDEN ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1DH	108	£4,282
£364,000	19/03/2021	T		61	MARCONI ROAD		CHELMSFORD	CM1 1LR	87	£4,184
£485,000	19/03/2021	S		5	CONDOR GATE		CHELMSFORD	CM3 3FU	118	£4,110
£600,000	19/03/2021	D		79	WRITTLE ROAD		CHELMSFORD	CM1 3BS	151	£3,974
£903,250	19/03/2021	D		12	WHARTON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BF	229	£3,944
£630,000	19/03/2021	D		23	DUNMORE ROAD		CHELMSFORD	CM2 6RY	162	£3,889
£320,000	19/03/2021	S		27	CLYDE CRESCENT		CHELMSFORD	CM1 2LJ	84	£3,810
£198,000	19/03/2021	F		34	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	52	£3,808
£131,500	19/03/2021	F	FLAT 6		HEYCROFT WAY		CHELMSFORD	CM2 8JH	35	£3,757
£165,000	19/03/2021	F		32	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SS	44	£3,750
£618,500	19/03/2021	D		3	LEEFORD		CHELMSFORD	CM1 4WT	165	£3,748
£535,000	19/03/2021	D		29	WINCHELSEA DRIVE		CHELMSFORD	CM2 9TL	143	£3,741
£336,000	19/03/2021	T		9	MARKLAY DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NP	92	£3,652
£400,000	19/03/2021	D		13	BARBROOK WAY	BICKNACRE	CHELMSFORD	CM3 4HP	110	£3,636
£218,000	19/03/2021	F		82	HARBERD TYE		CHELMSFORD	CM2 9GJ	62	£3,516
£415,000	19/03/2021	D		40	THE DRIVE		CHELMSFORD	CM1 4JS	119	£3,487
£385,000	19/03/2021	S		25	AVON ROAD		CHELMSFORD	CM1 2JX	114	£3,377
£275,000	19/03/2021	T		66	NOAKES AVENUE		CHELMSFORD	CM2 8EW	83	£3,313
£615,000	19/03/2021	D		43	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AH	204	£3,015
£153,000	19/03/2021	F		3	MILL VIEW COURT	ROXWELL	CHELMSFORD	CM1 4YY	51	£3,000

£282,000	19/03/2021	T		10	CATHERINE CLOSE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UX	94	£3,000	
£305,000	22/03/2021	T		6	CHURCH GREEN	BROOMFIELD	CHELMSFORD	CM1 7BD	49	£6,224	
£365,000	22/03/2021	S		26	VICTORIA ROAD	WRITTLE	CHELMSFORD	CM1 3PA	64	£5,703	
£350,000	22/03/2021	T		3	ANCHOR TERRACE		CHELMSFORD	CM2 0JX	70	£5,000	
£350,000	22/03/2021	S		11	MASHBURY ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1EN	81	£4,321	
£935,000	22/03/2021	D		54	PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS	218	£4,289	
£495,000	22/03/2021	D		53	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GG	118	£4,195	
£345,000	22/03/2021	S		12	SAWKINS CLOSE		CHELMSFORD	CM2 9SA	85	£4,059	
£870,000	22/03/2021	D		144	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NY	215	£4,047	
£372,500	22/03/2021	S		45	TOWN CROFT		CHELMSFORD	CM1 4JX	95	£3,921	
£725,000	22/03/2021	D		74	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AF	205	£3,537	
£500,000	22/03/2021	T		15	QUEEN STREET		CHELMSFORD	CM2 0JS	149	£3,356	
£115,000	22/03/2021	F	111	HAVENCOURT	VICTORIA ROAD		CHELMSFORD	CM1 1EA	47	£2,447	
£349,000	23/03/2021	S		18	GREAT SMIALS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WN	66	£5,288	
£910,000	23/03/2021	D			ELKINS COTTAGE	COCK LANE	HIGHWOOD	CHELMSFORD	CM1 3RB	177	£5,141
£508,000	23/03/2021	D		9	WIGGINS VIEW		SPRINGFIELD	CHELMSFORD	CM2 6GP	107	£4,748
£367,500	23/03/2021	S		18	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	78	£4,712	
£325,000	23/03/2021	T		17	NEW WRITTLE STREET		CHELMSFORD	CM2 0RR	71	£4,577	
£327,000	23/03/2021	T		290	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LH	73	£4,479	
£337,000	23/03/2021	S		403	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7EJ	77	£4,377	
£920,000	23/03/2021	D		20	ROBINSON GATE		SPRINGFIELD	CHELMSFORD	CM1 6AT	213	£4,319
£432,000	23/03/2021	D		24	CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7UQ	107	£4,037	
£630,000	23/03/2021	F		6	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	157	£4,013	
£400,000	23/03/2021	T		2	PEEL ROAD		CHELMSFORD	CM2 6AQ	101	£3,960	
£340,000	23/03/2021	S		24	CUMBERLAND CRESCENT		CHELMSFORD	CM1 4AJ	87	£3,908	
£455,000	23/03/2021	D		13	LEEWARD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YR	123	£3,699	
£325,000	23/03/2021	T		35	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ	88	£3,693	
£144,000	23/03/2021	F		107	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	39	£3,692	
£275,000	23/03/2021	T		12	MOSS WALK		CHELMSFORD	CM2 9ED	79	£3,481	
£410,000	23/03/2021	S		58	NICKLEBY ROAD		CHELMSFORD	CM1 4UF	119	£3,445	
£725,000	23/03/2021	T		56	EDWARD HARVEY LINK	SPRINGFIELD	CHELMSFORD	CM1 6BU	234	£3,098	
£755,000	23/03/2021	D			MERRION	MAIN ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3PA	447	£1,689
£495,000	24/03/2021	S		17	BROOMHALL ROAD		CHELMSFORD	CM1 7HB	72	£6,875	
£500,000	24/03/2021	S		20	CHEQUERS ROAD	WRITTLE	CHELMSFORD	CM1 3NQ	81	£6,173	
£610,000	24/03/2021	D			WYOMING	RIGNALS LANE	CHELMSFORD	CM2 8QU	99	£6,162	
£1,800,000	24/03/2021	D			WOODLANDS	COLAM LANE	LITTLE BADDOW	CHELMSFORD	CM3 4SY	325	£5,538
£625,000	24/03/2021	D		105	ONGAR ROAD		WRITTLE	CHELMSFORD	CM1 3ND	117	£5,342
£408,000	24/03/2021	D		128	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	79	£5,165	
£335,000	24/03/2021	T		29	LICHFIELD CLOSE		CHELMSFORD	CM1 2XW	70	£4,786	
£287,500	24/03/2021	T		1	RIVERSIDE PLACE	WRITTLE	CHELMSFORD	CM1 3EU	61	£4,713	
£315,000	24/03/2021	S		5	LEIGHLANDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XN	71	£4,437	
£350,000	24/03/2021	D		2	ROBJOHNS ROAD		CHELMSFORD	CM1 3AF	79	£4,430	
£475,000	24/03/2021	D		113	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	108	£4,398	
£232,500	24/03/2021	F	2	THE GABLES	CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UQ	55	£4,227	
£345,000	24/03/2021	S		23A		BROOMHALL ROAD		CHELMSFORD	CM1 7HB	84	£4,107
£200,000	24/03/2021	F		129	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	50	£4,000	
£330,000	24/03/2021	T			5 PERTWEE MEWS	WRITTLE ROAD	CHELMSFORD	CM1 3BL	87	£3,793	
£375,000	24/03/2021	S	4	WOODSIDE COTTAGES	NATHANS LANE	EDNEY COMMON	CHELMSFORD	CM1 3RD	99	£3,788	
£325,000	24/03/2021	S		21	BOYNE DRIVE		CHELMSFORD	CM1 7QW	86	£3,779	

£782,000	24/03/2021	D		14	WHARTON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BF	215	£3,637	
£356,000	24/03/2021	S		46	CHESTNUT WALK		CHELMSFORD	CM1 4JT	98	£3,633	
£336,600	24/03/2021	D		45	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NA	94	£3,581	
£290,000	24/03/2021	T		6	WOLMERS HEY	GREAT WALTHAM	CHELMSFORD	CM3 1DA	83	£3,494	
£490,000	24/03/2021	D		23	GOLD BERRY MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WT	141	£3,475	
£388,000	24/03/2021	S		20	HULTON CLOSE	BOREHAM	CHELMSFORD	CM3 3BU	113	£3,434	
£476,000	24/03/2021	S		8	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AG	150	£3,173	
£161,250	24/03/2021	F		25	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU	59	£2,733	
£262,000	24/03/2021	F	84C		BROOMFIELD ROAD		CHELMSFORD	CM1 1SS	98	£2,673	
£160,000	24/03/2021	T		303	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AX	65	£2,462	
£80,850	24/03/2021	F	FLAT 54		WELLS CRESCENT	VIADUCT ROAD	CHELMSFORD	CM1 1GR	62	£1,304	
£578,000	25/03/2021	T	5		CAUSEWAY COTTAGES	HIGHWOOD ROAD	WRITTLE	CHELMSFORD	CM1 3PR	98	£5,898
£215,000	25/03/2021	T		30	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	42	£5,119	
£795,000	25/03/2021	D		11	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DL	164	£4,848	
£460,000	25/03/2021	D	36A		VICTORIA ROAD	WRITTLE	CHELMSFORD	CM1 3PA	95	£4,842	
£698,500	25/03/2021	D		28	GORDON ROAD		CHELMSFORD	CM2 9LL	150	£4,657	
£360,000	25/03/2021	S		64	CORPORATION ROAD		CHELMSFORD	CM1 2AR	81	£4,444	
£350,000	25/03/2021	S		24	BAKER STREET		CHELMSFORD	CM2 0SF	80	£4,375	
£338,000	25/03/2021	S		10	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	78	£4,333	
£520,000	25/03/2021	D		9	BADDOW PLACE AVENUE		CHELMSFORD	CM2 7JN	126	£4,127	
£464,500	25/03/2021	S		13	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RT	113	£4,111	
£338,000	25/03/2021	S		34	SADDLE RISE		CHELMSFORD	CM1 6SX	83	£4,072	
£316,500	25/03/2021	T		79	LUPIN DRIVE		CHELMSFORD	CM1 6YJ	78	£4,058	
£380,000	25/03/2021	S		49	LUPIN DRIVE		CHELMSFORD	CM1 6VJ	94	£4,043	
£360,000	25/03/2021	T		54	BISHOP ROAD		CHELMSFORD	CM1 1PX	95	£3,789	
£650,000	25/03/2021	D		121	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AW	175	£3,714	
£1,050,000	25/03/2021	D	SANBURY		WOODHILL ROAD	SANDON	CHELMSFORD	CM2 7SE	283	£3,710	
£675,000	25/03/2021	D		67	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NA	182	£3,709	
£350,000	25/03/2021	T		276	BADDOW ROAD		CHELMSFORD	CM2 9QX	97	£3,608	
£175,000	25/03/2021	F		114	LUPIN DRIVE		CHELMSFORD	CM1 6FJ	50	£3,500	
£322,500	25/03/2021	T		9	RUMSEY FIELDS	DANBURY	CHELMSFORD	CM3 4RH	108	£2,986	
£122,500	25/03/2021	F	24		WATERHOUSE COURT	BURGESS SPRINGS	CHELMSFORD	CM1 1QZ	93	£1,317	
£695,000	26/03/2021	D			SIGNPOST COTTAGE	MAIN ROAD	FORD END	CHELMSFORD	CM3 1LL	N/A	#VALUE!
£400,000	26/03/2021	T		116	HEATH DRIVE		CHELMSFORD	CM2 9HG	66	£6,061	
£490,000	26/03/2021	S		13	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EJ	88	£5,568	
£292,500	26/03/2021	T		10	BEEHIVE LANE		CHELMSFORD	CM2 9SX	57	£5,132	
£690,000	26/03/2021	D		103	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9BZ	135	£5,111	
£317,500	26/03/2021	T		230	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LH	68	£4,669	
£670,000	26/03/2021	D		23	OLD BELL LANE	RETTENDON COMMON	CHELMSFORD	CM3 8EH	145	£4,621	
£540,000	26/03/2021	D		24	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	119	£4,538	
£300,000	26/03/2021	F		16	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	67	£4,478	
£285,000	26/03/2021	D		19	FOXGLOVE WAY		CHELMSFORD	CM1 6QS	65	£4,385	
£520,000	26/03/2021	S		13	WIDFORD GROVE		CHELMSFORD	CM2 9AT	119	£4,370	
£454,000	26/03/2021	D		5	DAFFODIL WAY		CHELMSFORD	CM1 6XB	104	£4,365	
£212,500	26/03/2021	S		16	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT	49	£4,337	
£334,000	26/03/2021	T		2	PYMS ROAD		CHELMSFORD	CM2 8PY	78	£4,282	
£610,000	26/03/2021	D			ROSEMARY COTTAGE	HORNELLS CORNER	LITTLE LEIGHS	CHELMSFORD	CM3 1QW	143	£4,266
£372,500	26/03/2021	S		33	MAGNOLIA CLOSE		CHELMSFORD	CM2 9HU	88	£4,233	
£318,800	26/03/2021	T		356	LINNET DRIVE		CHELMSFORD	CM2 8AL	76	£4,195	

£225,000	26/03/2021	F		58	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	55	£4,091
£380,000	26/03/2021	S	ROSE COTTAGE		MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DJ	93	£4,086
£415,000	26/03/2021	D		6	HASELFOOT ROAD	BOREHAM	CHELMSFORD	CM3 3EE	102	£4,069
£355,000	26/03/2021	T		98	HEATH DRIVE		CHELMSFORD	CM2 9HG	88	£4,034
£275,000	26/03/2021	F		34	HAYES CLOSE		CHELMSFORD	CM2 0RN	69	£3,986
£305,000	26/03/2021	T		284	LINNET DRIVE		CHELMSFORD	CM2 8AJ	79	£3,861
£775,000	26/03/2021	D	FORDHAMS		CHURCH LANE	FORD END	CHELMSFORD	CM3 1LH	201	£3,856
£208,000	26/03/2021	F		54	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PL	54	£3,852
£350,000	26/03/2021	T		19	HENRY ROAD		CHELMSFORD	CM1 1RG	92	£3,804
£500,000	26/03/2021	S		20	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HH	132	£3,788
£445,000	26/03/2021	S		20	MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7AH	121	£3,678
£340,000	26/03/2021	S		54	CYPRESS DRIVE		CHELMSFORD	CM2 9LU	93	£3,656
£218,000	26/03/2021	F		24	RAINSFORD LANE		CHELMSFORD	CM1 2QR	61	£3,574
£413,000	26/03/2021	D		24	CLEMENTS GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JP	138	£2,993
£160,000	26/03/2021	F		24	EPHING CLOSE		CHELMSFORD	CM1 2TH	54	£2,963
£455,000	26/03/2021	S		9	OLD CROFT CLOSE	GOOD EASTER	CHELMSFORD	CM1 4SJ	188	£2,420
£90,900	26/03/2021	F		182	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	62	£1,466
£310,000	29/03/2021	T		91	ROBIN WAY		CHELMSFORD	CM2 8AU	N/A	#VALUE!
£525,000	29/03/2021	S	HAZELBERRIES		SOUTH STREET	GREAT WALTHAM	CHELMSFORD	CM3 1DG	N/A	#VALUE!
£285,000	29/03/2021	S		5	BELGRAVE CLOSE		CHELMSFORD	CM2 9TS	52	£5,481
£385,000	29/03/2021	T		34	BISHOP ROAD		CHELMSFORD	CM1 1PX	74	£5,203
£1,200,000	29/03/2021	D	LINGARD		COLEMANS LANE	DANBURY	CHELMSFORD	CM3 4DN	236	£5,085
£535,000	29/03/2021	S		29	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DP	106	£5,047
£390,000	29/03/2021	S		21	HEATH DRIVE		CHELMSFORD	CM2 9HB	83	£4,699
£485,000	29/03/2021	S		47	TYRELLS WAY	GREAT BADDOW	CHELMSFORD	CM2 7DP	104	£4,663
£600,000	29/03/2021	S		15	MOULSHAM DRIVE		CHELMSFORD	CM2 9PX	129	£4,651
£842,000	29/03/2021	D	VESPER		NATHANS LANE	WRITTLE	CHELMSFORD	CM1 3RF	186	£4,527
£280,000	29/03/2021	T		30	ROMAN ROAD		CHELMSFORD	CM2 0HA	62	£4,516
£166,000	29/03/2021	T		14	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JW	37	£4,486
£345,000	29/03/2021	S		139	BADDOW ROAD		CHELMSFORD	CM2 7PY	77	£4,481
£230,000	29/03/2021	F		24	STAPLEFORD CLOSE		CHELMSFORD	CM2 0RB	52	£4,423
£475,000	29/03/2021	T		51	HAMLET ROAD		CHELMSFORD	CM2 0ET	108	£4,398
£465,000	29/03/2021	D		150	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	106	£4,387
£350,000	29/03/2021	T		30	SHELDRIK LINK	SPRINGFIELD	CHELMSFORD	CM2 6GJ	80	£4,375
£400,000	29/03/2021	D		22	TROUBRIDGE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YF	92	£4,348
£152,000	29/03/2021	F		78	CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WG	35	£4,343
£670,000	29/03/2021	D		210	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WU	155	£4,323
£295,000	29/03/2021	F		36	HAYES CLOSE		CHELMSFORD	CM2 0RN	71	£4,155
£571,000	29/03/2021	S		10	PRYKES DRIVE		CHELMSFORD	CM1 1TP	139	£4,108
£226,000	29/03/2021	F		207	DURRANT COURT		CHELMSFORD	CM1 1UE	56	£4,036
£535,000	29/03/2021	D		616	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BY	133	£4,023
£715,000	29/03/2021	D		259	BEEHIVE LANE		CHELMSFORD	CM2 9SJ	180	£3,972
£297,000	29/03/2021	T		50	SCHOOL LANE	GREAT LEIGHS	CHELMSFORD	CM3 1GU	75	£3,960
£387,500	29/03/2021	S		9	ASHMEADS		CHELMSFORD	CM2 9FJ	98	£3,954
£315,000	29/03/2021	S		52	OSPREY WAY		CHELMSFORD	CM2 8XU	80	£3,938
£380,000	29/03/2021	S		321	BROOMFIELD ROAD		CHELMSFORD	CM1 4DU	97	£3,918
£200,000	29/03/2021	F		54	REDMAYNE DRIVE		CHELMSFORD	CM2 9AG	52	£3,846
£515,000	29/03/2021	S		28	ST CATHERINES ROAD		CHELMSFORD	CM1 2SP	137	£3,759
£215,000	29/03/2021	F		321	DURRANT COURT		CHELMSFORD	CM1 1UE	58	£3,707

£344,000	29/03/2021	T		4	OSEA WAY		CHELMSFORD	CM1 6JT	95	£3,621	
£372,000	29/03/2021	T		110	LIME WALK		CHELMSFORD	CM2 9NJ	103	£3,612	
£280,000	29/03/2021	T		23	HAREWOOD ROAD		CHELMSFORD	CM1 3DQ	83	£3,373	
£360,000	29/03/2021	S		14	HARROW WAY		CHELMSFORD	CM2 7AS	107	£3,364	
£690,200	29/03/2021	D			WILLOW HOUSE	SCHOOL LANE	GREAT LEIGHS	CHELMSFORD	CM3 1NL	221	£3,123
£520,000	29/03/2021	S		5	FORREST CLOSE		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NR	172	£3,023
£250,000	29/03/2021	S	1		GROOMS COTTAGE	CHALK STREET	RETTENDON COMMON	CHELMSFORD	CM3 8DE	108	£2,315
£321,000	30/03/2021	D			TANGLEWOOD	BOYTON CROSS	ROXWELL	CHELMSFORD	CM1 4LS	N/A	#VALUE!
£427,500	30/03/2021	S		29	DANE ROAD			CHELMSFORD	CM1 2SS	40	£10,688
£450,000	30/03/2021	D		1	KERBY RISE			CHELMSFORD	CM2 6UY	68	£6,618
£447,000	30/03/2021	S		12	GAINSBOROUGH CRESCENT			CHELMSFORD	CM2 6DJ	87	£5,138
£260,000	30/03/2021	T		34	MOUNTBATTEN WAY			CHELMSFORD	CM1 6FE	52	£5,000
£400,000	30/03/2021	S		4	WEYMOUTH ROAD			CHELMSFORD	CM1 6LW	81	£4,938
£435,000	30/03/2021	D		28	GILMORE WAY			CHELMSFORD	CM2 7AW	89	£4,888
£327,525	30/03/2021	D		70	WRITTLE ROAD			CHELMSFORD	CM1 3BU	68	£4,817
£336,000	30/03/2021	S		6	HILLARY CLOSE			CHELMSFORD	CM1 7RP	80	£4,200
£600,000	30/03/2021	D		38	CANFORD CLOSE			CHELMSFORD	CM2 9RG	147	£4,082
£385,000	30/03/2021	S		9	RECTORY CLOSE		LITTLE WALTHAM	CHELMSFORD	CM3 3LT	98	£3,929
£285,000	30/03/2021	T		13	TYRELLS WAY		GREAT BADDOW	CHELMSFORD	CM2 7DP	78	£3,654
£700,000	30/03/2021	S		12	PARADISE ROAD		WRITTLE	CHELMSFORD	CM1 3HP	196	£3,571
£300,000	30/03/2021	T		7	MAYDENE		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ND	86	£3,488
£200,000	30/03/2021	F		18	WAVELL CLOSE		SPRINGFIELD	CHELMSFORD	CM1 6FQ	60	£3,333
£176,000	30/03/2021	F	FLAT 10		TRELAWN	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	54	£3,259
£373,000	30/03/2021	S		3	NABBOTT ROAD			CHELMSFORD	CM1 2SW	120	£3,108
£345,000	30/03/2021	S		15	INCHBONNIE ROAD		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SX	116	£2,974
£370,000	30/03/2021	T		15	BERWICK AVENUE			CHELMSFORD	CM1 4AN	125	£2,960
£345,000	30/03/2021	S		44	GREEN LANE		ROXWELL	CHELMSFORD	CM1 4NA	124	£2,782
£660,000	30/03/2021	D		21	JUBILEE AVENUE		BROOMFIELD	CHELMSFORD	CM1 7HE	245	£2,694
£195,000	31/03/2021	F		41	GERARD GARDENS			CHELMSFORD	CM2 9GD	30	£6,500
£740,000	31/03/2021	D			CORNER WAYS	LINKS DRIVE		CHELMSFORD	CM2 9AW	124	£5,968
£470,627	31/03/2021	F	2		MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE	83	£5,670
£340,000	31/03/2021	T		134	UPPER BRIDGE ROAD			CHELMSFORD	CM2 0BA	64	£5,313
£820,000	31/03/2021	D			FIRCROFT	LINKS DRIVE		CHELMSFORD	CM2 9AW	157	£5,223
£459,500	31/03/2021	D			CYGNETS	MAIN ROAD	FORD END	CHELMSFORD	CM3 1LL	89	£5,163
£402,000	31/03/2021	D		51	GOODWIN CLOSE			CHELMSFORD	CM2 9GX	80	£5,025
£260,000	31/03/2021	F	FLAT 34		ROBERTS COURT	BADDOW ROAD		CHELMSFORD	CM2 9RQ	52	£5,000
£535,000	31/03/2021	D		43	BROOK END ROAD SOUTH			CHELMSFORD	CM2 6NZ	108	£4,954
£675,000	31/03/2021	D		7	CHALKLANDS		SANDON	CHELMSFORD	CM2 7TH	142	£4,754
£195,000	31/03/2021	T		42	BURGESS FIELD		CHELMER VILLAGE	CHELMSFORD	CM2 6UE	42	£4,643
£535,000	31/03/2021	D		17	CONDOR GATE			CHELMSFORD	CM3 3FU	116	£4,612
£425,000	31/03/2021	D		7	THE LAURELS		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LH	94	£4,521
£610,000	31/03/2021	D			78A	MALDON ROAD	DANBURY	CHELMSFORD	CM3 4QW	140	£4,357
£435,000	31/03/2021	S		11	SOUTHVIEW TERRACE		DANBURY	CHELMSFORD	CM3 4DY	100	£4,350
£161,000	31/03/2021	F		73	CHESTER PLACE			CHELMSFORD	CM1 4NQ	38	£4,237
£190,000	31/03/2021	F	FLAT 1		BURWOOD COURT	GOLDLAY AVENUE		CHELMSFORD	CM2 0TW	48	£3,958
£315,000	31/03/2021	T		9	ARBOUR LANE			CHELMSFORD	CM1 7RG	80	£3,938
£365,000	31/03/2021	T		47	MARCONI ROAD			CHELMSFORD	CM1 1LR	94	£3,883
£330,000	31/03/2021	S		19	JOHNSON ROAD			CHELMSFORD	CM2 7JL	85	£3,882
£325,000	31/03/2021	T		156	GALLEYWOOD ROAD		GREAT BADDOW	CHELMSFORD	CM2 8DP	84	£3,869

£202,500	31/03/2021	F			66	WICKHAM CRESCENT		CHELMSFORD	CM1 4WD	53	£3,821
£535,000	31/03/2021	D			77	WRITTLE ROAD		CHELMSFORD	CM1 3BS	142	£3,768
£290,000	31/03/2021	T			150	RAINSFORD ROAD		CHELMSFORD	CM1 2PD	82	£3,537
£550,000	31/03/2021	D			28	CORPORATION ROAD		CHELMSFORD	CM1 2AR	158	£3,481
£210,000	31/03/2021	F			198	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	63	£3,333
£141,000	31/03/2021	F	FLAT 27	HOGARTH COURT		REMBRANDT GROVE		CHELMSFORD	CM1 6GE	49	£2,878
£465,000	01/04/2021	S			38	JUBILEE AVENUE	BROOMFIELD	CHELMSFORD	CM1 7HE	64	£7,266
£351,000	01/04/2021	S			10	SKERRY RISE		CHELMSFORD	CM1 4EG	53	£6,623
£275,000	01/04/2021	S			4	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	42	£6,548
£453,500	01/04/2021	F	29	MIAMI HOUSE		PRINCES ROAD		CHELMSFORD	CM2 9GE	79	£5,741
£567,000	01/04/2021	D			10	THE LEEWAY	DANBURY	CHELMSFORD	CM3 4PS	102	£5,559
£465,000	01/04/2021	D			4	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EE	86	£5,407
£493,348	01/04/2021	S	1	PARK COTTAGES		CHELMSFORD ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1AQ	97	£5,086
£256,000	01/04/2021	F			10	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	51	£5,020
£260,000	01/04/2021	T			25	TIGHFIELD WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZS	52	£5,000
£715,000	01/04/2021	D			11	BELL STREET	GREAT BADDOW	CHELMSFORD	CM2 7JR	152	£4,704
£280,000	01/04/2021	S			15	MALVERN CLOSE		CHELMSFORD	CM1 2HL	60	£4,667
£330,000	01/04/2021	T			104	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	71	£4,648
£350,000	01/04/2021	S			14	BEGONIA CLOSE		CHELMSFORD	CM1 6NL	76	£4,605
£395,000	01/04/2021	S			27	BROOK HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LN	87	£4,540
£380,000	01/04/2021	S		IVY COTTAGE		RIFFHAMS LANE	DANBURY	CHELMSFORD	CM3 4DS	84	£4,524
£345,000	01/04/2021	T			52	RUSHLEYDALE		CHELMSFORD	CM1 6JX	77	£4,481
£465,000	01/04/2021	S			46	WRITTLE ROAD		CHELMSFORD	CM1 3BU	104	£4,471
£654,000	01/04/2021	D		DOVEDALE		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE	147	£4,449
£260,000	01/04/2021	S			3	PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB	59	£4,407
£440,000	01/04/2021	S			13	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU	102	£4,314
£174,000	01/04/2021	F			26	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	41	£4,244
£292,000	01/04/2021	S			36	TYTHE CLOSE		CHELMSFORD	CM1 6SU	72	£4,056
£210,000	01/04/2021	F			24	DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ	52	£4,038
£826,500	01/04/2021	D			2	VICARAGE CLOSE	ROXWELL	CHELMSFORD	CM1 4LR	205	£4,032
£130,000	01/04/2021	F			16	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	33	£3,939
£630,000	01/04/2021	D			8	BRITTEN CRESCENT		CHELMSFORD	CM2 7EP	162	£3,889
£230,000	01/04/2021	F			11	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	60	£3,833
£221,000	01/04/2021	F		147A		BEELEIGH LINK		CHELMSFORD	CM2 6PH	60	£3,683
£405,000	01/04/2021	D			40	CRAISTON WAY		CHELMSFORD	CM2 8EB	111	£3,649
£220,000	01/04/2021	F	3	WHITE HOUSE, 2		SANDFORD ROAD		CHELMSFORD	CM2 6FT	61	£3,607
£220,000	01/04/2021	F	5	WHITE HOUSE, 2		SANDFORD ROAD		CHELMSFORD	CM2 6FT	61	£3,607
£207,000	01/04/2021	F			8	GOODIER ROAD		CHELMSFORD	CM1 2GG	60	£3,450
£190,000	01/04/2021	F	4	WHITE HOUSE, 2		SANDFORD ROAD		CHELMSFORD	CM2 6FT	57	£3,333
£190,000	01/04/2021	F	6	WHITE HOUSE, 2		SANDFORD ROAD		CHELMSFORD	CM2 6FT	57	£3,333
£280,000	01/04/2021	T			36	SAWKINS AVENUE		CHELMSFORD	CM2 9SE	87	£3,218
£470,000	01/04/2021	D			157	BEELEIGH LINK		CHELMSFORD	CM2 6PH	170	£2,765
£320,000	01/04/2021	S			12	LONGMORE AVENUE		CHELMSFORD	CM2 7NT	124	£2,581
£299,995	06/04/2021	S			36	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	58	£5,172
£320,000	06/04/2021	T			22	LILY CLOSE		CHELMSFORD	CM1 6YN	66	£4,848
£460,000	06/04/2021	T			3	CAMPBELL CLOSE		CHELMSFORD	CM2 9BE	101	£4,554
£450,000	06/04/2021	S			10	LORDSHIP ROAD	WRITTLE	CHELMSFORD	CM1 3EH	103	£4,369
£335,000	06/04/2021	S			108	HILLSIDE GROVE		CHELMSFORD	CM2 9DD	83	£4,036
£265,000	06/04/2021	T			63	FOREST DRIVE		CHELMSFORD	CM1 2TT	66	£4,015

£410,000	06/04/2021	S		55	RAVENSBORNE DRIVE		CHELMSFORD	CM1 2SL	105	£3,905
£230,000	06/04/2021	F		23	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	62	£3,710
£600,000	06/04/2021	D	THATCHED COTTAGE		WALTHAM ROAD	BOREHAM	CHELMSFORD	CM3 3AY	178	£3,371
£610,000	07/04/2021	D		66	FOURTH AVENUE		CHELMSFORD	CM1 4HA	102	£5,980
£460,000	07/04/2021	S		70	BEECHES ROAD		CHELMSFORD	CM1 2RX	101	£4,554
£390,000	07/04/2021	S		17	LEACH CLOSE		CHELMSFORD	CM2 7DS	87	£4,483
£305,000	07/04/2021	T		77	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SG	69	£4,420
£225,000	07/04/2021	F		24	BURGHLEY WAY		CHELMSFORD	CM2 9LQ	52	£4,327
£191,000	07/04/2021	F	FLAT 6 6A		BROOMFIELD ROAD		CHELMSFORD	CM1 1SN	45	£4,244
£350,000	07/04/2021	T		37	RECTORY LANE		CHELMSFORD	CM1 1RE	86	£4,070
£300,000	07/04/2021	T		12	HILL ROAD		CHELMSFORD	CM2 6HW	75	£4,000
£440,000	07/04/2021	D		2	THE LAURELS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LH	121	£3,636
£440,000	07/04/2021	T		77	PARKINSON DRIVE		CHELMSFORD	CM1 3GU	158	£2,785
£1,380,000	08/04/2021	D		8	LITCHBOROUGH PARK	LITTLE BADDOW	CHELMSFORD	CM3 4UJ	238	£5,798
£1,280,000	08/04/2021	S	MOOR HALL COTTAGE			NEWNEY GREEN	CHELMSFORD	CM1 3SE	256	£5,000
£317,000	08/04/2021	D		41	VIOLET CLOSE		CHELMSFORD	CM1 6XG	70	£4,529
£398,000	08/04/2021	S		105	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ	89	£4,472
£320,000	08/04/2021	T		16	ROSE GLEN		CHELMSFORD	CM2 9EN	72	£4,444
£320,000	08/04/2021	D		62	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS	72	£4,444
£297,000	08/04/2021	T		49	BISHOP ROAD		CHELMSFORD	CM1 1PY	76	£3,908
£467,650	08/04/2021	D		39	HONEY CLOSE		CHELMSFORD	CM2 9SP	130	£3,597
£200,000	08/04/2021	F	25 BIRK BECK		WINDRUSH DRIVE		CHELMSFORD	CM1 7QR	63	£3,175
£680,000	08/04/2021	T	1 THE KEYS		BOYTON CROSS LANE	ROXWELL	CHELMSFORD	CM1 4LE	352	£1,932
£173,500	09/04/2021	F		178	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AY	30	£5,783
£435,000	09/04/2021	T		7	CHANCERY PLACE	WRITTLE	CHELMSFORD	CM1 3DY	81	£5,370
£330,000	09/04/2021	S	ENDICOT		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EP	66	£5,000
£355,000	09/04/2021	T		21	MARLBOROUGH ROAD		CHELMSFORD	CM2 0JR	72	£4,931
£275,000	09/04/2021	T		11	ARWEN GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZJ	56	£4,911
£250,000	09/04/2021	T		25	THE STREET	GALLEYWOOD	CHELMSFORD	CM2 8QL	54	£4,630
£500,000	09/04/2021	D		7	MARSTON BECK	SPRINGFIELD	CHELMSFORD	CM2 6RL	108	£4,630
£635,000	09/04/2021	D		9	ACRES END		CHELMSFORD	CM1 2XR	139	£4,568
£400,000	09/04/2021	D		28	PLANTATION ROAD	BOREHAM	CHELMSFORD	CM3 3EA	90	£4,444
£249,995	09/04/2021	S		96	CULVER RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WG	57	£4,386
£113,500	09/04/2021	F		43	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR	26	£4,365
£400,000	09/04/2021	S		11	HEDGECOCK LINK	BROOMFIELD	CHELMSFORD	CM1 7FL	92	£4,348
£435,000	09/04/2021	S		40	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	102	£4,265
£260,000	09/04/2021	D		43	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG	61	£4,262
£317,000	09/04/2021	T		17	EDDY DOWNS		CHELMSFORD	CM1 4FH	76	£4,171
£382,000	09/04/2021	S		6	MILLFIELDS	DANBURY	CHELMSFORD	CM3 4LE	92	£4,152
£318,000	09/04/2021	S		56	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TU	77	£4,130
£575,000	09/04/2021	S	WILLOWS		CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UQ	141	£4,078
£300,000	09/04/2021	T		33	MURRELL LOCK		CHELMSFORD	CM2 6SW	74	£4,054
£360,000	09/04/2021	D		40	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SN	90	£4,000
£395,000	09/04/2021	D		21	GIMLI WATCH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LD	99	£3,990
£196,000	09/04/2021	F		90	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	54	£3,630
£450,000	09/04/2021	S		2	HEATH DRIVE		CHELMSFORD	CM2 9HD	125	£3,600
£150,000	09/04/2021	F		42	SPRING RISE		CHELMSFORD	CM2 8SH	42	£3,571
£350,000	09/04/2021	T		328	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LJ	99	£3,535
£198,000	09/04/2021	F		10	CHILTERN CLOSE		CHELMSFORD	CM1 2GJ	58	£3,414

£425,000	09/04/2021	T		22	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	126	£3,373
£448,650	09/04/2021	S		72	LONGACRE		CHELMSFORD	CM1 3BJ	135	£3,323
£223,000	09/04/2021	T		97	WEST AVENUE		CHELMSFORD	CM1 2DD	68	£3,279
£281,500	09/04/2021	T		21	TRENT ROAD		CHELMSFORD	CM1 2LG	93	£3,027
£600,000	09/04/2021	D		4	FITZWALTER PLACE		CHELMSFORD	CM1 2LX	210	£2,857
£340,000	09/04/2021	T		95	MOULSHAM STREET		CHELMSFORD	CM2 0JF	126	£2,698
£860,000	12/04/2021	D		9	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF	187	£4,599
£338,000	12/04/2021	T		8	BARNARD ROAD		CHELMSFORD	CM2 8RR	83	£4,072
£370,000	12/04/2021	S		59	WALLASEA GARDENS		CHELMSFORD	CM1 6JY	98	£3,776
£167,000	12/04/2021	F		48	PETUNIA CRESCENT		CHELMSFORD	CM1 6YP	45	£3,711
£250,000	12/04/2021	F		106	HARBERD TYE		CHELMSFORD	CM2 9GJ	68	£3,676
£212,500	12/04/2021	F		73	TAMAR RISE		CHELMSFORD	CM1 7QL	58	£3,664
£550,000	12/04/2021	D		18	ANVIL WAY	SPRINGFIELD	CHELMSFORD	CM1 6SZ	188	£2,926
£515,000	13/04/2021	D		1	THE CRESCENT	LITTLE LEIGHS	CHELMSFORD	CM3 1LY	81	£6,358
£640,000	13/04/2021	D	LAURELS		THE RIDGE	LITTLE BADDOW	CHELMSFORD	CM3 4RT	103	£6,214
£605,000	13/04/2021	S		6	SECOND AVENUE		CHELMSFORD	CM1 4EU	129	£4,690
£460,000	13/04/2021	D		35	MANSFIELDS	WRITTLE	CHELMSFORD	CM1 3NH	101	£4,554
£156,000	13/04/2021	F		3	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	40	£3,900
£184,000	14/04/2021	F		100	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE	40	£4,600
£167,500	14/04/2021	F	38A		FOX CRESCENT		CHELMSFORD	CM1 2BH	38	£4,408
£292,000	14/04/2021	T		59	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	68	£4,294
£380,000	14/04/2021	S		31	LABURNUM DRIVE		CHELMSFORD	CM2 9NR	90	£4,222
£250,000	14/04/2021	T		33	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	60	£4,167
£520,000	14/04/2021	D		27	FENNIELDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RZ	140	£3,714
£375,000	14/04/2021	T	14	DERWENT COURT	HOBART CLOSE		CHELMSFORD	CM1 2FN	110	£3,409
£260,000	15/04/2021	F	1	TYRELL LODGE	SPRINGFIELD ROAD		CHELMSFORD	CM2 6JA	63	£4,127
£890,000	15/04/2021	D		10	BILLERS CHASE	SPRINGFIELD	CHELMSFORD	CM1 6BD	223	£3,991
£325,000	15/04/2021	T		3	ST JOHNS ROAD		CHELMSFORD	CM2 9PD	86	£3,779
£345,000	15/04/2021	T		61	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DJ	107	£3,224
£315,000	16/04/2021	S		2	SKERRY RISE		CHELMSFORD	CM1 4EG	47	£6,702
£515,000	16/04/2021	D		21	DUNMORE ROAD		CHELMSFORD	CM2 6RY	97	£5,309
£463,000	16/04/2021	D		26	CARTWRIGHT WALK		CHELMSFORD	CM2 6UJ	94	£4,926
£390,000	16/04/2021	S		2	CHILTON CLOSE		CHELMSFORD	CM2 9TU	80	£4,875
£440,000	16/04/2021	S		49	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DR	94	£4,681
£210,000	16/04/2021	T		34	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LS	45	£4,667
£235,000	16/04/2021	T		22	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT	51	£4,608
£510,000	16/04/2021	S		11	SEVENTH AVENUE		CHELMSFORD	CM1 4EE	114	£4,474
£320,000	16/04/2021	S		51	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS	72	£4,444
£345,000	16/04/2021	S		69	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	79	£4,367
£492,500	16/04/2021	D		11	EMBERSON CROFT		CHELMSFORD	CM1 4FD	118	£4,174
£333,500	16/04/2021	F	FLAT 2	KENWOOD HOUSE, 213	NEW LONDON ROAD		CHELMSFORD	CM2 0AJ	80	£4,169
£312,500	16/04/2021	T		40	CRAMPHORN WALK		CHELMSFORD	CM1 2RE	84	£3,720
£570,000	16/04/2021	T		16	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	157	£3,631
£350,000	16/04/2021	D		134	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	98	£3,571
£290,000	16/04/2021	S		30	OSPREY WAY		CHELMSFORD	CM2 8AP	90	£3,222
£435,000	16/04/2021	F		47	WHARF ROAD		CHELMSFORD	CM2 6FS	136	£3,199
£535,000	16/04/2021	S		45	PARTRIDGE AVENUE		CHELMSFORD	CM1 4JG	170	£3,147
£265,000	16/04/2021	S		27	SAVERNAKE ROAD		CHELMSFORD	CM1 2TJ	85	£3,118
£155,000	16/04/2021	F		124	WOOD STREET		CHELMSFORD	CM2 8BL	51	£3,039

£545,000	17/04/2021	D		7	GORDON CARLTON GARDENS	SPRINGFIELD	CHELMSFORD	CM1 6AY	152	£3,586
£2,350,000	19/04/2021	D	MILL LODGE		GAY BOWERS LANE	DANBURY	CHELMSFORD	CM3 4FJ	340	£6,912
£450,000	19/04/2021	S		15	KINGSTON CRESCENT		CHELMSFORD	CM2 6DN	98	£4,592
£625,000	19/04/2021	D		23	SANDFORD MILL ROAD		CHELMSFORD	CM2 6NS	139	£4,496
£497,000	19/04/2021	D		36	ANCHOR REACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GS	121	£4,107
£356,000	19/04/2021	T		7	NEW ENGLAND CLOSE	BICKNACRE	CHELMSFORD	CM3 4XA	98	£3,633
£375,000	19/04/2021	S		22	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF	127	£2,953
£255,000	20/04/2021	S		11	SPENCER COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WQ	50	£5,100
£285,500	20/04/2021	T		35	ORANGE TREE CLOSE		CHELMSFORD	CM2 9ND	56	£5,098
£280,000	20/04/2021	T		101	LIME WALK		CHELMSFORD	CM2 9NJ	69	£4,058
£510,000	20/04/2021	D		19	SUTTON MEAD		CHELMSFORD	CM2 6QB	130	£3,923
£162,000	20/04/2021	T		40	BEADLE WAY	GREAT LEIGHS	CHELMSFORD	CM3 1RT	60	£2,700
£257,000	20/04/2021	T		66	PRYORS ROAD	GALLEYWOOD	CHELMSFORD	CM2 8SA	111	£2,315
£400,000	21/04/2021	D		12	WHITMEAD	BROOMFIELD	CHELMSFORD	CM1 7YB	70	£5,714
£350,000	21/04/2021	S		120	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BU	65	£5,385
£340,000	21/04/2021	T		18	WALLASEA GARDENS		CHELMSFORD	CM1 6JZ	93	£3,656
£295,000	22/04/2021	T		4	ARBOUR LANE		CHELMSFORD	CM1 7RG	47	£6,277
£670,000	22/04/2021	D		72	PATCHING HALL LANE		CHELMSFORD	CM1 4DB	116	£5,776
£370,000	22/04/2021	T		27	DARRELL CLOSE		CHELMSFORD	CM1 4EL	92	£4,022
£382,500	22/04/2021	D		36	MITCHELL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PJ	100	£3,825
£310,000	22/04/2021	T		42	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ	83	£3,735
£510,000	22/04/2021	D		21	GABLEFIELDS	SANDON	CHELMSFORD	CM2 7SP	151	£3,377
£630,000	22/04/2021	D		35	BRICKBARN	GREAT LEIGHS	CHELMSFORD	CM3 1JJ	197	£3,198
£270,000	22/04/2021	F		55	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AZ	87	£3,103
£98,000	22/04/2021	F	36 NEWCOMBE COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1QN	47	£2,085
£625,000	23/04/2021	D		51	BANCROFTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UG	N/A	#VALUE!
£1,550,000	23/04/2021	D	LONGLANDS FARM		BOREHAM ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1PR	218	£7,110
£270,000	23/04/2021	T		10	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY	52	£5,192
£275,000	23/04/2021	T		15	PALMERS CROFT		CHELMSFORD	CM2 6SR	54	£5,093
£390,000	23/04/2021	S	9 WOODSIDE COTTAGES		NATHANS LANE	EDNEY COMMON	CHELMSFORD	CM1 3RD	77	£5,065
£200,000	23/04/2021	S		96	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XW	41	£4,878
£370,000	23/04/2021	D		64	HENNIKER GATE		CHELMSFORD	CM2 6SB	78	£4,744
£282,500	23/04/2021	S		18	CHURCH LANE	SPRINGFIELD	CHELMSFORD	CM1 7SG	60	£4,708
£340,000	23/04/2021	T		9	ROSE GLEN		CHELMSFORD	CM2 9EN	73	£4,658
£470,000	23/04/2021	D		14	SUTTON MEAD		CHELMSFORD	CM2 6QB	101	£4,653
£260,000	23/04/2021	T		62	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FX	56	£4,643
£345,000	23/04/2021	S		60	BONINGTON CHASE		CHELMSFORD	CM1 6GB	75	£4,600
£460,000	23/04/2021	S	6 SHIP COTTAGES		STOCK ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8LA	101	£4,554
£295,500	23/04/2021	T		26	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EH	70	£4,221
£205,000	23/04/2021	F		4	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX	50	£4,100
£335,000	23/04/2021	S	409A		SPRINGFIELD ROAD		CHELMSFORD	CM2 6AW	83	£4,036
£406,500	23/04/2021	D		21	PORTERS PARK	BOREHAM	CHELMSFORD	CM3 3BH	103	£3,947
£298,000	23/04/2021	T		101	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EW	76	£3,921
£300,000	23/04/2021	S	EAST WARREN COTTAGE		ROXWELL ROAD	WRITTLE	CHELMSFORD	CM1 3RU	79	£3,797
£360,000	23/04/2021	S		63	HEATH DRIVE		CHELMSFORD	CM2 9HF	95	£3,789
£295,000	23/04/2021	T		7	SCOTTS WALK		CHELMSFORD	CM1 2HB	84	£3,512
£290,000	23/04/2021	T		5	TYRELLS WAY	GREAT BADDOW	CHELMSFORD	CM2 7DP	83	£3,494
£200,000	23/04/2021	F		86	CHELMER ROAD		CHELMSFORD	CM2 6AB	59	£3,390
£90,000	23/04/2021	F		46	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	44	£2,045

£325,000	23/04/2021	S	HAVEN	MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DP	161	£2,019
£445,000	26/04/2021	S		80 REDMAYNE DRIVE		CHELMSFORD	CM2 9AG	57	£7,807
£307,000	26/04/2021	F		3 BOND STREET		CHELMSFORD	CM1 1GD	63	£4,873
£355,000	26/04/2021	S		22 COWLIN MEAD		CHELMSFORD	CM1 4FJ	78	£4,551
£395,000	26/04/2021	D		158 ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX	93	£4,247
£242,000	26/04/2021	F		42 MONTFORT DRIVE		CHELMSFORD	CM2 9FN	60	£4,033
£330,000	26/04/2021	S		4 STUART CLOSE		CHELMSFORD	CM2 7AR	83	£3,976
£435,000	26/04/2021	T		5 PERRY HILL		CHELMSFORD	CM1 7RD	110	£3,955
£325,000	26/04/2021	T		245 BADDOW ROAD		CHELMSFORD	CM2 7QA	83	£3,916
£205,000	26/04/2021	F		181 WAVENEY DRIVE		CHELMSFORD	CM1 7QD	56	£3,661
£215,000	26/04/2021	F		39 HAIG COURT		CHELMSFORD	CM2 0BH	60	£3,583
£510,000	27/04/2021	D		24 PARK AVENUE		CHELMSFORD	CM1 2AA	86	£5,930
£260,000	27/04/2021	T		30 CHESTER PLACE		CHELMSFORD	CM1 4NQ	48	£5,417
£620,000	27/04/2021	D		8 PURCELL COLE	WRITTLE	CHELMSFORD	CM1 3NB	131	£4,733
£479,995	27/04/2021	D		104 SWISS AVENUE		CHELMSFORD	CM1 2AF	109	£4,404
£360,000	27/04/2021	T		2 GROVE ROAD		CHELMSFORD	CM2 0EY	91	£3,956
£310,000	27/04/2021	T		32 LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LS	84	£3,690
£295,000	28/04/2021	S		35 RUBENS GATE		CHELMSFORD	CM1 6GW	52	£5,673
£325,000	28/04/2021	S		18 JEFFERY ROAD		CHELMSFORD	CM2 7BZ	70	£4,643
£310,000	28/04/2021	T		7 WALTHAM GLEN		CHELMSFORD	CM2 9EL	70	£4,429
£390,000	28/04/2021	S		2 BADDOW PLACE AVENUE		CHELMSFORD	CM2 7JN	94	£4,149
£420,000	28/04/2021	D		16 CORNFIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UD	114	£3,684
£550,000	28/04/2021	D		22 CORNWALLIS DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YE	180	£3,056
£740,000	28/04/2021	T		13 ARLINGTON SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7BF	261	£2,835
£268,000	29/04/2021	F	FLAT 5	KENWOOD HOUSE, 213	NEW LONDON ROAD	CHELMSFORD	CM2 0AJ	51	£5,255
£253,500	29/04/2021	S		21 COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YB	53	£4,783
£315,000	29/04/2021	D		29 HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	66	£4,773
£248,000	29/04/2021	F		47 HARDY CLOSE		CHELMSFORD	CM1 1AE	55	£4,509
£285,000	29/04/2021	F		102 WATSON HEIGHTS		CHELMSFORD	CM1 1AF	72	£3,958
£392,000	29/04/2021	D		22 ELLIOT CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YN	101	£3,881
£335,000	29/04/2021	D		73 RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ	89	£3,764
£292,000	29/04/2021	T		172 UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB	79	£3,696
£270,000	29/04/2021	T		23 PRYORS ROAD	GALLEYWOOD	CHELMSFORD	CM2 8SA	79	£3,418
£415,000	29/04/2021	D		53 RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ	124	£3,347
£1,025,000	29/04/2021	D	TILEHURST	LONDON ROAD	WIDFORD	CHELMSFORD	CM2 8TF	343	£2,988
£80,000	30/04/2021	F		3 DAISY COURT		CHELMSFORD	CM1 6QU	N/A	#VALUE!
£475,000	30/04/2021	D		111 PETUNIA CRESCENT		CHELMSFORD	CM1 6YR	87	£5,460
£359,000	30/04/2021	T		7 QUEEN STREET		CHELMSFORD	CM2 0JS	68	£5,279
£305,000	30/04/2021	S		22 SALTCOATS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LE	58	£5,259
£320,000	30/04/2021	T		35 LUCAS AVENUE		CHELMSFORD	CM2 9JL	65	£4,923
£426,500	30/04/2021	D		34 BRITTEN CRESCENT		CHELMSFORD	CM2 7ER	87	£4,902
£170,000	30/04/2021	F		45 HOMEMEAD	GALLEYWOOD	CHELMSFORD	CM2 8SN	35	£4,857
£1,215,750	30/04/2021	D	THE RIDINGS	THE COMMON	GALLEYWOOD	CHELMSFORD	CM2 8JX	252	£4,824
£700,000	30/04/2021	D	GRANGE LODGE	EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TP	146	£4,795
£220,000	30/04/2021	F		23 MARCONI ROAD		CHELMSFORD	CM1 1LR	46	£4,783
£545,000	30/04/2021	D		4 SILVESTER WAY	SPRINGFIELD	CHELMSFORD	CM2 6VZ	114	£4,781
£425,000	30/04/2021	S		213 ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NS	90	£4,722
£367,500	30/04/2021	T		13 WATERHOUSE STREET		CHELMSFORD	CM1 2TY	81	£4,537
£512,500	30/04/2021	D		10 CHUZZLEWIT DRIVE		CHELMSFORD	CM1 4XQ	113	£4,535

£327,000	30/04/2021	D		10	WEBB CLOSE	SPRINGFIELD	CHELMSFORD	CM2 6GQ	73	£4,479
£319,000	30/04/2021	S		36	KINGS ROAD		CHELMSFORD	CM1 4HP	72	£4,431
£320,000	30/04/2021	F		133	WHARF ROAD		CHELMSFORD	CM2 6FS	73	£4,384
£525,000	30/04/2021	S		36	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DJ	120	£4,375
£335,000	30/04/2021	T		37	PINES ROAD		CHELMSFORD	CM1 2EY	78	£4,295
£295,000	30/04/2021	F		38	LOCKSIDE MARINA		CHELMSFORD	CM2 6HF	70	£4,214
£139,000	30/04/2021	F		1	BELVAWNEY CLOSE		CHELMSFORD	CM1 4YR	33	£4,212
£330,000	30/04/2021	D		10	LETTONS CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GB	81	£4,074
£190,000	30/04/2021	F		88	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	47	£4,043
£390,000	30/04/2021	S		170	WATCHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8NF	98	£3,980
£455,000	30/04/2021	S	1B		SECOND AVENUE		CHELMSFORD	CM1 4ET	115	£3,957
£215,000	30/04/2021	F		58	PARKINSON DRIVE		CHELMSFORD	CM1 3GH	55	£3,909
£163,000	30/04/2021	F		61	CHESTER PLACE		CHELMSFORD	CM1 4NQ	42	£3,881
£340,000	30/04/2021	S		113	GOSHAWK DRIVE		CHELMSFORD	CM2 8XP	88	£3,864
£430,000	30/04/2021	S		62	WEST HANNINGFIELD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8HL	112	£3,839
£362,000	30/04/2021	D		40	LYNDHURST DRIVE	BICKNACRE	CHELMSFORD	CM3 4XL	96	£3,771
£640,000	30/04/2021	D	CHATHAM HALL LODGE		BRAINTREE ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3LB	171	£3,743
£427,000	30/04/2021	T		6	FALCONS MEAD		CHELMSFORD	CM2 0NN	115	£3,713
£200,000	30/04/2021	S		82	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	54	£3,704
£277,500	30/04/2021	F		1	OAT LEYS		CHELMSFORD	CM1 4FF	75	£3,700
£165,000	30/04/2021	F		28	DOCKWRA LANE	DANBURY	CHELMSFORD	CM3 4RQ	45	£3,667
£205,000	30/04/2021	F		171	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	56	£3,661
£380,000	30/04/2021	S	7 SHIP COTTAGES		STOCK ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8LA	105	£3,619
£350,000	30/04/2021	S		39	PICKWICK AVENUE		CHELMSFORD	CM1 4UR	99	£3,535
£625,000	30/04/2021	S		62	THIRD AVENUE		CHELMSFORD	CM1 4EY	181	£3,453
£465,000	30/04/2021	D		33	GOLD BERRY MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WT	137	£3,394
£173,000	30/04/2021	F		11	CLEMATIS TYE		CHELMSFORD	CM1 6GL	51	£3,392
£897,500	30/04/2021	D		396	BADDOW ROAD		CHELMSFORD	CM2 9RA	265	£3,387
£218,000	30/04/2021	F		187	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	68	£3,206
£490,000	30/04/2021	D		55	QUILP DRIVE		CHELMSFORD	CM1 4YD	155	£3,161
£205,000	30/04/2021	F		16	MEDWAY CLOSE		CHELMSFORD	CM1 2LH	71	£2,887
£1,485,000	04/05/2021	D	THE BREW HOUSE		GRACES LANE	LITTLE BADDOW	CHELMSFORD	CM3 4AY	N/A	#VALUE!
£327,500	04/05/2021	S		23	KINGS ROAD		CHELMSFORD	CM1 4HR	77	£4,253
£415,000	04/05/2021	D		36	RAPHAEL DRIVE		CHELMSFORD	CM1 6FX	101	£4,109
£550,000	04/05/2021	S		4	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	154	£3,571
£343,000	04/05/2021	T		53	AVON ROAD		CHELMSFORD	CM1 2JX	101	£3,396
£317,500	04/05/2021	S		110	WRITTLE ROAD		CHELMSFORD	CM1 3BT	107	£2,967
£150,000	04/05/2021	F		1	BEEHIVE LANE		CHELMSFORD	CM2 9SU	57	£2,632
£83,250	04/05/2021	F	13 PRIMULA COURT		PRIMROSE HILL		CHELMSFORD	CM1 2FZ	74	£1,125
£395,000	05/05/2021	S		81	BEEHIVE LANE		CHELMSFORD	CM2 9TJ	90	£4,389
£745,000	05/05/2021	S	HIGHBURY, 171		WOOD STREET		CHELMSFORD	CM2 8BJ	189	£3,942
£300,000	05/05/2021	T		144	BADDOW ROAD		CHELMSFORD	CM2 9QW	78	£3,846
£365,000	06/05/2021	S	3 RETTENDON PLACE COTTAGES		MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DR	65	£5,615
£650,000	06/05/2021	D		58	CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7JE	118	£5,508
£545,000	06/05/2021	S		30	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,658
£145,500	06/05/2021	F		30	CHURCHILL RISE		CHELMSFORD	CM1 6FD	48	£3,031
£417,000	07/05/2021	D		1	PASTON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UA	N/A	#VALUE!
£460,000	07/05/2021	S		32	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LP	88	£5,227
£315,000	07/05/2021	S		16	BOUNDERBY GROVE		CHELMSFORD	CM1 4XW	61	£5,164

£275,000	07/05/2021	T		12	ASHTON PLACE		CHELMSFORD	CM2 6ST	58	£4,741
£298,000	07/05/2021	T		18	GILSON CLOSE		CHELMSFORD	CM2 6XD	64	£4,656
£232,000	07/05/2021	F		82	STAPLEFORD CLOSE		CHELMSFORD	CM2 0QX	50	£4,640
£425,000	07/05/2021	D		102	BEELEIGH LINK		CHELMSFORD	CM2 6RG	97	£4,381
£286,000	07/05/2021	T		83	LUPIN DRIVE		CHELMSFORD	CM1 6YJ	66	£4,333
£390,000	07/05/2021	D		9	THE CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PN	91	£4,286
£607,000	07/05/2021	D	KNAVESMIRE		LOVES GREEN	HIGHWOOD	CHELMSFORD	CM1 3QH	145	£4,186
£385,000	07/05/2021	S		6	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT	92	£4,185
£375,000	07/05/2021	S		53	PENTLAND AVENUE		CHELMSFORD	CM1 4AY	90	£4,167
£180,000	07/05/2021	F		46	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	51	£3,529
£300,000	07/05/2021	T		12	SKYLARK WALK		CHELMSFORD	CM2 8BB	86	£3,488
£218,000	07/05/2021	F		46	VICTORIA COURT		CHELMSFORD	CM1 1GP	63	£3,460
£310,000	07/05/2021	S		45	WRITTLE ROAD		CHELMSFORD	CM1 3BS	95	£3,263
£280,000	07/05/2021	S		8	TRENT ROAD		CHELMSFORD	CM1 2LQ	86	£3,256
£271,200	07/05/2021	T		13	RUTLAND ROAD		CHELMSFORD	CM1 4BL	86	£3,153
£340,000	07/05/2021	S	BRYTREE		CIMARRON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PB	110	£3,091
£295,000	07/05/2021	T		74	ST FABIANS DRIVE		CHELMSFORD	CM1 2PR	99	£2,980
£730,000	10/05/2021	D	MILL HOUSE		MILL ROAD	GOOD EASTER	CHELMSFORD	CM1 4SL	120	£6,083
£269,000	10/05/2021	T		35	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	56	£4,804
£340,000	10/05/2021	T		66	BISHOP ROAD		CHELMSFORD	CM1 1PY	71	£4,789
£440,000	10/05/2021	S		89	WATCHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8LT	103	£4,272
£290,000	10/05/2021	S		61	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ	71	£4,085
£360,250	10/05/2021	D		14	STIRRUP CLOSE		CHELMSFORD	CM1 6ST	89	£4,048
£210,000	10/05/2021	F	17A		HALL LANE	SANDON	CHELMSFORD	CM2 7RJ	53	£3,962
£190,000	10/05/2021	F	FLAT 25	HOGARTH COURT	REMBRANDT GROVE		CHELMSFORD	CM1 6GE	49	£3,878
£415,000	10/05/2021	D		159	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	108	£3,843
£365,000	10/05/2021	D		5	GREAT SMIALS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WN	97	£3,763
£215,000	10/05/2021	F		17	HALL LANE	SANDON	CHELMSFORD	CM2 7RJ	58	£3,707
£495,000	10/05/2021	T		10	FLEETWOOD SQUARE	SPRINGFIELD	CHELMSFORD	CM1 6AQ	143	£3,462
£915,000	10/05/2021	D		438	BADDOW ROAD		CHELMSFORD	CM2 9RB	268	£3,414
£570,000	10/05/2021	D		9	HOPKINS MEAD		CHELMSFORD	CM2 6SS	188	£3,032
£404,000	11/05/2021	S		127	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	79	£5,114
£210,000	11/05/2021	F		17	FALCONS MEAD		CHELMSFORD	CM2 0NN	53	£3,962
£313,000	11/05/2021	D		12	MITCHELL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PJ	82	£3,817
£350,000	11/05/2021	S	3A		PITFIELD		CHELMSFORD	CM2 9QY	100	£3,500
£342,000	11/05/2021	T		40	SAWKINS AVENUE		CHELMSFORD	CM2 9SE	131	£2,611
£485,000	12/05/2021	D		4	GOLDENACRES		CHELMSFORD	CM1 6YT	101	£4,802
£620,000	12/05/2021	D	MAPLE TREE COTTAGE		BROOK LANE	GREAT BADDOW	CHELMSFORD	CM2 7SX	152	£4,079
£285,000	12/05/2021	T		4	LINDEN CLOSE		CHELMSFORD	CM2 9JQ	71	£4,014
£550,000	12/05/2021	D		44	BROUGHTON ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YX	144	£3,819
£125,000	12/05/2021	F		58	CROCUS WAY		CHELMSFORD	CM1 6XN	47	£2,660
£341,000	13/05/2021	S		49	STEWART ROAD		CHELMSFORD	CM2 9BB	63	£5,413
£615,000	13/05/2021	D		55	CHIGNAL ROAD		CHELMSFORD	CM1 2JA	121	£5,083
£375,000	13/05/2021	S		137	HILLSIDE GROVE		CHELMSFORD	CM2 9DD	83	£4,518
£805,000	13/05/2021	D		6	ROBERT FINCH CRESCENT	SPRINGFIELD	CHELMSFORD	CM1 6BN	198	£4,066
£475,000	13/05/2021	S		8	CLINTON CLOSE	EAST HANNINGFIELD	CHELMSFORD	CM3 8AZ	120	£3,958
£530,000	13/05/2021	D		18	CORNELIUS VALE		CHELMSFORD	CM2 6YF	134	£3,955
£525,000	14/05/2021	S		65	FIRST AVENUE		CHELMSFORD	CM1 1RX	84	£6,250
£362,500	14/05/2021	T		23	GOLDLAY ROAD		CHELMSFORD	CM2 0EJ	64	£5,664

£320,000	14/05/2021	S	2	WHALEBONE COTTAGES	WALTHAM ROAD	BOREHAM	CHELMSFORD	CM3 3BA	62	£5,161
£352,000	14/05/2021	T			24 GROVE ROAD		CHELMSFORD	CM2 0EY	70	£5,029
£425,000	14/05/2021	S			27 SAWNEY BROOK	WRITTLE	CHELMSFORD	CM1 3JH	88	£4,830
£425,000	14/05/2021	S			7 ALDEBURGH WAY		CHELMSFORD	CM1 7PB	92	£4,620
£360,000	14/05/2021	T			86 WATERHOUSE STREET		CHELMSFORD	CM1 2TZ	78	£4,615
£380,000	14/05/2021	S			57 THAMES AVENUE		CHELMSFORD	CM1 2LN	83	£4,578
£220,000	14/05/2021	F			4 MILL VIEW COURT	ROXWELL	CHELMSFORD	CM1 4YY	49	£4,490
£512,000	14/05/2021	S			70 LADY LANE		CHELMSFORD	CM2 0TH	117	£4,376
£312,000	14/05/2021	S			22 THAMES AVENUE		CHELMSFORD	CM1 2LW	72	£4,333
£370,000	14/05/2021	S			118 PLANTATION ROAD	BOREHAM	CHELMSFORD	CM3 3DZ	86	£4,302
£368,000	14/05/2021	S			10 RAPHAEL DRIVE		CHELMSFORD	CM1 6FX	88	£4,182
£310,000	14/05/2021	T			17 COTSWOLD CRESCENT		CHELMSFORD	CM1 2HS	77	£4,026
£305,000	14/05/2021	S			4 COTSWOLD CRESCENT		CHELMSFORD	CM1 2HS	78	£3,910
£355,000	14/05/2021	S			50 CORPORATION ROAD		CHELMSFORD	CM1 2AR	91	£3,901
£295,000	14/05/2021	T			129 RUTLAND ROAD		CHELMSFORD	CM1 4BN	78	£3,782
£550,000	14/05/2021	D			18 WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	154	£3,571
£275,000	14/05/2021	T			498 LINNET DRIVE		CHELMSFORD	CM2 8AN	78	£3,526
£525,000	14/05/2021	D			55 QUILP DRIVE		CHELMSFORD	CM1 4YD	155	£3,387
£153,000	14/05/2021	F			15 CLEMATIS TYE		CHELMSFORD	CM1 6GL	53	£2,887
£197,000	14/05/2021	F			131 WOODHALL ROAD		CHELMSFORD	CM1 4AF	69	£2,855
£260,000	17/05/2021	S			49 HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	45	£5,778
£400,000	17/05/2021	F	FLAT 6	QUINLAN COURT, 78	MILL LANE	DANBURY	CHELMSFORD	CM3 4HX	71	£5,634
£466,000	17/05/2021	S			99 GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DW	92	£5,065
£325,000	17/05/2021	T			39 SKINNERS LANE		CHELMSFORD	CM2 8RP	68	£4,779
£355,000	17/05/2021	D			20 POCKLINGTON CLOSE	CHELMER VILLAGE	CHELMSFORD	CM2 6SQ	76	£4,671
£380,000	17/05/2021	D			12 YELDHAM LOCK		CHELMSFORD	CM2 6RP	85	£4,471
£325,000	17/05/2021	T			47 PEREGRINE DRIVE		CHELMSFORD	CM2 8XY	74	£4,392
£335,000	17/05/2021	T			20 NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	77	£4,351
£234,000	17/05/2021	F			48 UPPER CHASE		CHELMSFORD	CM2 0BN	64	£3,656
£275,000	17/05/2021	S			65 MEADGATE AVENUE		CHELMSFORD	CM2 7NG	78	£3,526
£225,000	17/05/2021	F			145 BEELEIGH LINK		CHELMSFORD	CM2 6PH	64	£3,516
£178,500	17/05/2021	F			40 JEFFCUT ROAD		CHELMSFORD	CM2 6XN	51	£3,500
£475,000	18/05/2021	D		DUCKINGSTOOL COTTAGE	BELL STREET	GREAT BADDOW	CHELMSFORD	CM2 7JR	N/A	#VALUE!
£469,000	18/05/2021	D		LAVENDER COTTAGE	LUDGORES LANE	DANBURY	CHELMSFORD	CM3 4JW	94	£4,989
£500,000	18/05/2021	S			26 RIFFHAMS DRIVE	GREAT BADDOW	CHELMSFORD	CM2 7DD	114	£4,386
£285,000	18/05/2021	T			125 ROBIN WAY		CHELMSFORD	CM2 8AU	83	£3,434
£365,000	19/05/2021	S			184 MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DG	82	£4,451
£310,000	19/05/2021	T			97 NOAKES AVENUE		CHELMSFORD	CM2 8EW	87	£3,563
£198,000	19/05/2021	F			4 LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ	56	£3,536
£820,000	19/05/2021	D			210 MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AJ	248	£3,306
£625,000	19/05/2021	S			50 MARTINGALE DRIVE		CHELMSFORD	CM1 6FN	196	£3,189
£305,000	19/05/2021	T			48 WHITEHOUSE CRESCENT		CHELMSFORD	CM2 7LW	103	£2,961
£640,000	20/05/2021	D			13 HAVISHAM WAY		CHELMSFORD	CM1 4UY	98	£6,531
£297,500	20/05/2021	T			138 POLLARDS GREEN		CHELMSFORD	CM2 6UX	55	£5,409
£285,000	20/05/2021	S			25 THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN	53	£5,377
£445,000	20/05/2021	S			54 EGLINTON DRIVE		CHELMSFORD	CM2 6YL	96	£4,635
£345,000	20/05/2021	S			72 AVON ROAD		CHELMSFORD	CM1 2JZ	85	£4,059
£214,500	20/05/2021	T			150 RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	54	£3,972
£875,000	21/05/2021	D		BROOK HOUSE	CHELMSFORD ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1AQ	56	£15,625

£330,000	21/05/2021	T		7	RAMSHAW DRIVE		CHELMSFORD	CM2 6US	55	£6,000	
£496,000	21/05/2021	D		3	WOOLARDS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NW	84	£5,905	
£225,000	21/05/2021	T		12	POPPY GREEN		CHELMSFORD	CM1 6YD	39	£5,769	
£675,000	21/05/2021	S		15	FINCHLEY AVENUE		CHELMSFORD	CM2 9BX	123	£5,488	
£1,050,000	21/05/2021	D		2	COMYNS PLACE	WRITTLE	CHELMSFORD	CM1 3ES	193	£5,440	
£375,000	21/05/2021	T		36	THE LINTONS	SANDON	CHELMSFORD	CM2 7UA	71	£5,282	
£330,000	21/05/2021	S		27	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ	63	£5,238	
£320,000	21/05/2021	S		12	BRIARSWOOD		CHELMSFORD	CM1 6UH	68	£4,706	
£370,000	21/05/2021	S		1	GOSHAWK DRIVE		CHELMSFORD	CM2 8XN	79	£4,684	
£315,000	21/05/2021	T		124	MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7FJ	69	£4,565	
£342,500	21/05/2021	S		18	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY	79	£4,335	
£255,000	21/05/2021	T		9	TUTORS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FB	59	£4,322	
£310,000	21/05/2021	D		10	YELDHAM LOCK		CHELMSFORD	CM2 6RP	74	£4,189	
£600,000	21/05/2021	D		77	VICARAGE ROAD		CHELMSFORD	CM2 9BT	145	£4,138	
£301,000	21/05/2021	T		109	HEATH DRIVE		CHELMSFORD	CM2 9HG	73	£4,123	
£205,000	21/05/2021	T		82	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ	50	£4,100	
£300,000	21/05/2021	S		4	WATERHOUSE LANE		CHELMSFORD	CM1 2TF	75	£4,000	
£320,000	21/05/2021	T		71	SUNRISE AVENUE		CHELMSFORD	CM1 4JN	82	£3,902	
£325,000	21/05/2021	T		70	NOAKES AVENUE		CHELMSFORD	CM2 8EW	85	£3,824	
£650,000	21/05/2021	D		1	FAWKNER CLOSE		CHELMSFORD	CM2 6UP	171	£3,801	
£195,000	21/05/2021	F		1	DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ	52	£3,750	
£375,000	21/05/2021	S		28	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	102	£3,676	
£360,000	21/05/2021	D		12	GILMORE WAY		CHELMSFORD	CM2 7AN	98	£3,673	
£205,000	21/05/2021	F		9	BLACKWATER CLOSE		CHELMSFORD	CM1 7QJ	57	£3,596	
£800,000	21/05/2021	D		12	ROSELAWN FIELDS	BROOMFIELD	CHELMSFORD	CM1 7GB	232	£3,448	
£235,000	21/05/2021	T		21	COTSWOLD CRESCENT		CHELMSFORD	CM1 2HS	73	£3,219	
£405,000	21/05/2021	D		1	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SE	130	£3,115	
£270,000	21/05/2021	S		25	WEIGHT ROAD		CHELMSFORD	CM2 6LE	92	£2,935	
£293,000	21/05/2021	T		97	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU	119	£2,462	
£515,000	24/05/2021	S		3	THE GREEN	SANDON	CHELMSFORD	CM2 7SH	N/A	#VALUE!	
£270,000	24/05/2021	T		241	AVON ROAD		CHELMSFORD	CM1 2LB	23	£11,739	
£182,000	24/05/2021	T		5	MEARNS PLACE		CHELMSFORD	CM2 6TT	25	£7,280	
£425,000	24/05/2021	S		3	CAPEL CLOSE		CHELMSFORD	CM1 7DE	105	£4,048	
£327,000	24/05/2021	S		27	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS	95	£3,442	
£252,000	25/05/2021	F	15	OLD COURT	ARBOUR LANE		CHELMSFORD	CM1 7UF	45	£5,600	
£385,000	25/05/2021	S		9	SPRINGFIELD PARK LANE		CHELMSFORD	CM2 6EG	80	£4,813	
£325,000	25/05/2021	T		9	ORMESBY CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AR	70	£4,643	
£175,000	25/05/2021	F		188	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	50	£3,500	
£325,000	25/05/2021	S	MICHAELMAS		CIMARRON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PB	112	£2,902	
£227,500	26/05/2021	F		12	DEVON MEWS		CHELMSFORD	CM2 0GD	34	£6,691	
£360,000	26/05/2021	S		136	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DQ	77	£4,675	
£448,000	26/05/2021	S		37	DUFFIELD ROAD		CHELMSFORD	CM2 9RY	138	£3,246	
£670,000	27/05/2021	D			YEW TREE COTTAGE	CHURCH ROAD	LITTLE BADDOW	CHELMSFORD	CM3 4BE	N/A	#VALUE!
£390,000	27/05/2021	D		41	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SN	72	£5,417	
£305,000	27/05/2021	S		50	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	57	£5,351	
£358,000	27/05/2021	T		1	BUSHEY CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LF	72	£4,972	
£197,000	27/05/2021	T		64	POLLARDS GREEN		CHELMSFORD	CM2 6UH	40	£4,925	
£300,000	27/05/2021	T		43	BEGONIA CLOSE		CHELMSFORD	CM1 6NL	66	£4,545	
£522,000	27/05/2021	D		2	BEATTY RISE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YQ	122	£4,279	

£625,000	27/05/2021	D		142	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JB	150	£4,167
£318,000	27/05/2021	T		24	VARDEN CLOSE		CHELMSFORD	CM1 4XS	78	£4,077
£190,000	27/05/2021	F		5	MILL VIEW COURT	ROXWELL	CHELMSFORD	CM1 4YY	47	£4,043
£331,000	27/05/2021	S		35	THAMES AVENUE		CHELMSFORD	CM1 2LN	86	£3,849
£321,500	27/05/2021	T		49	MEON CLOSE		CHELMSFORD	CM1 7QG	88	£3,653
£340,000	28/05/2021	T		35	REDMAYNE DRIVE		CHELMSFORD	CM2 9XG	56	£6,071
£312,500	28/05/2021	S		13	ORMESBY CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AR	56	£5,580
£310,000	28/05/2021	S		20	BANKART LANE		CHELMSFORD	CM2 6TZ	56	£5,536
£285,000	28/05/2021	T		28	HOLKHAM AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AU	53	£5,377
£220,000	28/05/2021	F	36A		THIRD AVENUE		CHELMSFORD	CM1 4EY	44	£5,000
£210,000	28/05/2021	F	51A		FOURTH AVENUE		CHELMSFORD	CM1 4EZ	44	£4,773
£285,000	28/05/2021	T		6	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY	60	£4,750
£285,000	28/05/2021	T		3	PENTLAND AVENUE		CHELMSFORD	CM1 4AY	60	£4,750
£345,000	28/05/2021	S		37	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	73	£4,726
£550,000	28/05/2021	S		13	GREENWAYS		CHELMSFORD	CM1 4EF	120	£4,583
£375,000	28/05/2021	D		28	GREAT COB		CHELMSFORD	CM1 6LA	84	£4,464
£310,000	28/05/2021	T		89	BRADFORD STREET		CHELMSFORD	CM2 0BG	72	£4,306
£365,000	28/05/2021	D		41	BRICKBARN	GREAT LEIGHS	CHELMSFORD	CM3 1JJ	85	£4,294
£670,000	28/05/2021	D		6	WINDLEY TYE		CHELMSFORD	CM1 2GR	159	£4,214
£475,000	28/05/2021	D		8	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT	113	£4,204
£360,000	28/05/2021	D		16	CLARENCE CLOSE		CHELMSFORD	CM2 6SE	86	£4,186
£540,000	28/05/2021	D	SHERINGHAM		BIRCHES WALK	GALLEYWOOD	CHELMSFORD	CM2 8TZ	129	£4,186
£227,000	28/05/2021	F		307	DURRANT COURT		CHELMSFORD	CM1 1UE	55	£4,127
£510,000	28/05/2021	S		31	SWISS AVENUE		CHELMSFORD	CM1 2AD	124	£4,113
£314,000	28/05/2021	T		42	CHURCH AVENUE	BROOMFIELD	CHELMSFORD	CM1 7EZ	77	£4,078
£295,000	28/05/2021	F		53	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	74	£3,986
£435,000	28/05/2021	D		45	RIFFHAMS DRIVE	GREAT BADDOW	CHELMSFORD	CM2 7DE	111	£3,919
£222,000	28/05/2021	T		32	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SH	57	£3,895
£315,000	28/05/2021	T		47	DONALD WAY		CHELMSFORD	CM2 9JE	81	£3,889
£290,000	28/05/2021	T		6	VICTORIA CRESCENT		CHELMSFORD	CM1 1QF	77	£3,766
£315,000	28/05/2021	S		142	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR	84	£3,750
£330,000	28/05/2021	S		14	CROUCH VIEW	RETTENDON COMMON	CHELMSFORD	CM3 8DS	89	£3,708
£330,000	28/05/2021	S		75	MEADGATE AVENUE		CHELMSFORD	CM2 7NQ	90	£3,667
£190,000	28/05/2021	F		42	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	54	£3,519
£220,000	28/05/2021	F		182	PARKINSON DRIVE		CHELMSFORD	CM1 3GS	63	£3,492
£156,000	28/05/2021	F		15	WIDFORD PARK PLACE		CHELMSFORD	CM2 8TB	45	£3,467
£265,000	28/05/2021	F		30	TYDEMANS		CHELMSFORD	CM2 9FH	78	£3,397
£217,000	28/05/2021	F		169	POLLARDS GREEN		CHELMSFORD	CM2 6UX	64	£3,391
£305,000	28/05/2021	T		12	DARRELL CLOSE		CHELMSFORD	CM1 4EL	98	£3,112
£415,000	01/06/2021	S		7	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY	58	£7,155
£990,000	01/06/2021	D	POPLAR LODGE		WELL LANE	DANBURY	CHELMSFORD	CM3 4AB	194	£5,103
£340,000	01/06/2021	D		69	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EH	73	£4,658
£412,000	01/06/2021	D		23	CLEMENTS GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JP	90	£4,578
£328,000	01/06/2021	T		24	ROCHFORD ROAD		CHELMSFORD	CM2 0EG	73	£4,493
£596,000	01/06/2021	D		65	WIDFORD ROAD		CHELMSFORD	CM2 8SY	141	£4,227
£345,000	01/06/2021	T		31	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	82	£4,207
£315,000	01/06/2021	T		213	AVON ROAD		CHELMSFORD	CM1 2LB	77	£4,091
£610,000	01/06/2021	S	STONE CROFT		CHURCH LANE	LITTLE LEIGHS	CHELMSFORD	CM3 1NA	155	£3,935
£430,000	01/06/2021	S		14	ROSSENDALE		CHELMSFORD	CM1 2UA	110	£3,909

£295,000	01/06/2021	T		5	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX	81	£3,642
£460,000	01/06/2021	D		11	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GG	127	£3,622
£405,000	01/06/2021	D		65	PARKLANDS DRIVE		CHELMSFORD	CM1 7SP	119	£3,403
£432,000	02/06/2021	S		36	ROSEBERY ROAD		CHELMSFORD	CM2 0TU	85	£5,082
£550,000	02/06/2021	D		13	SEVENTH AVENUE		CHELMSFORD	CM1 4EE	115	£4,783
£390,000	02/06/2021	S		31	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	90	£4,333
£300,000	02/06/2021	T		412	LINNET DRIVE		CHELMSFORD	CM2 8AL	78	£3,846
£185,000	02/06/2021	F		211	DURRANT COURT		CHELMSFORD	CM1 1UE	49	£3,776
£425,000	03/06/2021	S		1	WISEMANS COTTAGES	GREAT WALTHAM	CHELMSFORD	CM3 1ET	86	£4,942
£245,000	03/06/2021	F	10		WATERHOUSE COURT	BURGESS SPRINGS	CHELMSFORD	CM1 1OZ	50	£4,900
£262,500	03/06/2021	T		30	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	57	£4,605
£385,000	03/06/2021	T		21	MAYNE CREST		CHELMSFORD	CM1 6UA	88	£4,375
£319,825	03/06/2021	S		3	PYMS ROAD		CHELMSFORD	CM2 8PY	75	£4,264
£326,000	03/06/2021	S		79	PINES ROAD		CHELMSFORD	CM1 2EZ	77	£4,234
£730,000	03/06/2021	D		179	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NP	173	£4,220
£380,000	03/06/2021	S		111	KEENE WAY		CHELMSFORD	CM2 8NS	101	£3,762
£495,000	03/06/2021	S		12	ISAAC SQUARE	GREAT BADDOW	CHELMSFORD	CM2 7PP	160	£3,094
£220,500	03/06/2021	T		2	BELL STREET	GREAT BADDOW	CHELMSFORD	CM2 7JR	86	£2,564
£655,000	04/06/2021	D		9	HAMLET ROAD		CHELMSFORD	CM2 0EU	100	£6,550
£540,000	04/06/2021	S	1		ROSE COTTAGE	THE COMMON	EAST HANNINGFIELD	CM3 8AH	97	£5,567
£205,000	04/06/2021	F		58	STAPLEFORD CLOSE		CHELMSFORD	CM2 0RB	37	£5,541
£310,000	04/06/2021	S		39	RUBENS GATE		CHELMSFORD	CM1 6GW	59	£5,254
£500,000	04/06/2021	D			116A	SANDFORD ROAD	CHELMSFORD	CM2 6DH	100	£5,000
£323,500	04/06/2021	S		68	STEWART ROAD		CHELMSFORD	CM2 9BD	66	£4,902
£402,500	04/06/2021	S		9	MANOR ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PW	83	£4,849
£188,000	04/06/2021	F		43	BROOKLANDS WALK		CHELMSFORD	CM2 9BH	40	£4,700
£262,500	04/06/2021	T		12	HELENA COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LZ	56	£4,688
£371,000	04/06/2021	S		55	SPRING CLOSE	LITTLE BADDOW	CHELMSFORD	CM3 4TL	80	£4,638
£485,000	04/06/2021	D		46	BEELEIGH LINK		CHELMSFORD	CM2 6RG	106	£4,575
£215,000	04/06/2021	T		34	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	47	£4,574
£212,500	04/06/2021	F		44	HARBERD TYE		CHELMSFORD	CM2 9GJ	47	£4,521
£325,000	04/06/2021	T		4	LOMBARDY PLACE		CHELMSFORD	CM1 1PZ	72	£4,514
£335,000	04/06/2021	T		47	LUCAS AVENUE		CHELMSFORD	CM2 9JL	78	£4,295
£385,000	04/06/2021	S		160	CHELMER ROAD		CHELMSFORD	CM2 6AB	94	£4,096
£398,000	04/06/2021	S		162	CHELMER ROAD		CHELMSFORD	CM2 6AB	99	£4,020
£265,000	04/06/2021	T		124	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	66	£4,015
£207,000	04/06/2021	F		38	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX	52	£3,981
£315,000	04/06/2021	S		6	PENZANCE CLOSE		CHELMSFORD	CM1 6JJ	82	£3,841
£475,000	04/06/2021	D		51	BARBROOK WAY	BICKNACRE	CHELMSFORD	CM3 4HP	140	£3,393
£295,000	04/06/2021	T		226	DORSET AVENUE		CHELMSFORD	CM2 8YZ	87	£3,391
£720,000	04/06/2021	D		47	SPALDING WAY		CHELMSFORD	CM2 7NZ	225	£3,200
£299,500	04/06/2021	T		153	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DU	97	£3,088
£139,700	04/06/2021	F		148	DORSET AVENUE		CHELMSFORD	CM2 8YY	46	£3,037
£95,000	04/06/2021	F		27	ALBION COURT		CHELMSFORD	CM2 0UT	39	£2,436
£835,000	04/06/2021	D		2	GUYS FARM	WRITTLE	CHELMSFORD	CM1 3GA	364	£2,294
£260,000	07/06/2021	T		233	BADDOW ROAD		CHELMSFORD	CM2 7PZ	51	£5,098
£335,000	07/06/2021	T		6	FIRTREE RISE		CHELMSFORD	CM2 9HS	69	£4,855
£237,000	07/06/2021	F		183	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DS	55	£4,309
£460,000	07/06/2021	F	15		RIVERS HOUSE, 129	SPRINGFIELD ROAD	CHELMSFORD	CM2 6JL	109	£4,220

£532,000	07/06/2021	D		2	AMCOTES PLACE		CHELMSFORD	CM2 9HZ	134	£3,970
£420,000	07/06/2021	D	142A		MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DQ	111	£3,784
£352,500	07/06/2021	S		21	CHERWELL DRIVE		CHELMSFORD	CM1 2JJ	100	£3,525
£605,000	07/06/2021	D	THE OLD POST HOUSE		NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TB	188	£3,218
£546,000	08/06/2021	S		52	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8HY	100	£5,460
£935,000	08/06/2021	D		19	LODGE VALE	SPRINGFIELD	CHELMSFORD	CM1 6AX	213	£4,390
£180,000	08/06/2021	F		18	DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ	44	£4,091
£385,000	09/06/2021	T		15	ST JOHNS GREEN		CHELMSFORD	CM1 3DZ	72	£5,347
£675,000	09/06/2021	S		237	BEEHIVE LANE		CHELMSFORD	CM2 9SH	140	£4,821
£262,000	09/06/2021	F	FLAT 16	KING GEORGE COURT	MOULSHAM STREET		CHELMSFORD	CM2 0JE	55	£4,764
£310,000	09/06/2021	T		42	HAWFINCH WALK		CHELMSFORD	CM2 8BE	72	£4,306
£357,000	09/06/2021	T		27	RUSHLEYDALE		CHELMSFORD	CM1 6JX	88	£4,057
£339,995	09/06/2021	S		15	FREMANTLE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TY	85	£4,000
£985,000	09/06/2021	D		19	BEAULIEU BOULEVARD		CHELMSFORD	CM1 6EA	252	£3,909
£310,000	09/06/2021	D		231	RUTLAND ROAD		CHELMSFORD	CM1 4BW	93	£3,333
£275,000	09/06/2021	T		20	NICHOLSON PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UT	91	£3,022
£367,000	10/06/2021	S		4	CHANCELLOR AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6WS	65	£5,646
£285,000	10/06/2021	T		8	TUPMAN CLOSE		CHELMSFORD	CM1 4UP	58	£4,914
£550,000	10/06/2021	D		24	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	119	£4,622
£120,000	10/06/2021	F		20	DARNAY RISE		CHELMSFORD	CM1 4XA	26	£4,615
£700,000	10/06/2021	D		1	HILL CRESCENT		CHELMSFORD	CM2 6HT	154	£4,545
£335,000	10/06/2021	T		89	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	76	£4,408
£320,000	10/06/2021	S		2	ROLLESTONS	WRITTLE	CHELMSFORD	CM1 3JT	74	£4,324
£166,500	10/06/2021	F		36	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JW	42	£3,964
£400,000	10/06/2021	D		8	DARRELL CLOSE		CHELMSFORD	CM1 4EL	101	£3,960
£330,000	10/06/2021	S		50	PLANTATION ROAD	BOREHAM	CHELMSFORD	CM3 3EA	87	£3,793
£290,000	10/06/2021	T		82	JUNIPER ROAD	BOREHAM	CHELMSFORD	CM3 3DX	85	£3,412
£290,000	10/06/2021	T		93	NOAKES AVENUE		CHELMSFORD	CM2 8EW	91	£3,187
£375,000	10/06/2021	T		47	SHELLEY ROAD		CHELMSFORD	CM2 6ER	122	£3,074
£310,000	10/06/2021	S		37	HOUBLON DRIVE		CHELMSFORD	CM2 8SE	110	£2,818
£230,000	11/06/2021	T		22	SOUTHER CROSS	GOOD EASTER	CHELMSFORD	CM1 4RX	44	£5,227
£235,000	11/06/2021	T		2	JUBILEE TERRACE	WOODHAM FERRERS	CHELMSFORD	CM3 8RH	45	£5,222
£390,000	11/06/2021	S		28	CROSSWAYS		CHELMSFORD	CM2 9EP	76	£5,132
£400,000	11/06/2021	D		5	PETUNIA CRESCENT		CHELMSFORD	CM1 6YP	80	£5,000
£330,000	11/06/2021	T		16	NEW WRITTLE STREET		CHELMSFORD	CM2 0RR	72	£4,583
£486,000	11/06/2021	D		112	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	108	£4,500
£258,000	11/06/2021	S		99	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG	59	£4,373
£247,000	11/06/2021	T		114	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	58	£4,259
£650,000	11/06/2021	D		99	BROOMFIELD ROAD		CHELMSFORD	CM1 1RY	153	£4,248
£365,000	11/06/2021	T		16	BRAGANZA WAY	SPRINGFIELD	CHELMSFORD	CM1 6AP	86	£4,244
£420,000	11/06/2021	D	1A		ROBERT CLOSE		CHELMSFORD	CM2 6FJ	102	£4,118
£480,000	11/06/2021	D		2	MILLSON BANK		CHELMSFORD	CM2 6QD	121	£3,967
£210,000	11/06/2021	F	FLAT 5	THE PHOENIX, 41	NEW STREET		CHELMSFORD	CM1 1PT	54	£3,889
£307,200	11/06/2021	T		326	LINNET DRIVE		CHELMSFORD	CM2 8AL	79	£3,889
£285,000	11/06/2021	S		9	LUCKSFIELD WAY		CHELMSFORD	CM2 8HW	77	£3,701
£255,000	11/06/2021	F		57	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	69	£3,696
£166,000	11/06/2021	F		28	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT	46	£3,609
£795,000	11/06/2021	D		64	BEEHIVE LANE		CHELMSFORD	CM2 9RX	221	£3,597
£185,000	11/06/2021	F		133	CROCUS WAY		CHELMSFORD	CM1 6XH	52	£3,558

£275,000	11/06/2021	F		37	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	79	£3,481
£950,000	11/06/2021	D		45	PLANTATION ROAD	BOREHAM	CHELMSFORD	CM3 3EA	353	£2,691
£76,250	11/06/2021	F		46	RENNOLDSON GREEN		CHELMSFORD	CM2 9FY	72	£1,059
£1,200,000	14/06/2021	D			GREEN ACRES	WEST HANNINGFIELD ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UE	N/A #VALUE!
£285,000	14/06/2021	T	1		THATCHED COTTAGE	CHURCH LANE	LITTLE LEIGHS	CHELMSFORD	CM3 1PQ	N/A #VALUE!
£1,350,000	14/06/2021	D			BROOK FARM	BROOK LANE	GREAT BADDOW	CHELMSFORD	CM2 7SX	226 £5,973
£705,000	14/06/2021	D			WHEEL GATES	WEST HANNINGFIELD ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UE	131 £5,382
£560,000	14/06/2021	D		2	SACKVILLE CLOSE		CHELMSFORD	CM1 2LU	105	£5,333
£365,500	14/06/2021	S		74	SANDFORD ROAD		CHELMSFORD	CM2 6DH	70	£5,221
£257,500	14/06/2021	T		9	CLOBBS YARD	BROOMFIELD	CHELMSFORD	CM1 7AB	53	£4,858
£1,225,000	14/06/2021	D		34	CHALKLANDS	SANDON	CHELMSFORD	CM2 7TH	274	£4,471
£562,000	14/06/2021	S			COLMID COTTAGE	SOUTH STREET	GREAT WALTHAM	CHELMSFORD	CM3 1DF	128 £4,391
£325,000	14/06/2021	S		52	WIDFORD ROAD		CHELMSFORD	CM2 8SY	75	£4,333
£600,000	14/06/2021	D			SPRINGWOOD	SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TD	144 £4,167
£330,000	14/06/2021	T		145	BARNARD ROAD		CHELMSFORD	CM2 8RS	83	£3,976
£310,000	14/06/2021	T		98	BISHOP ROAD		CHELMSFORD	CM1 1PY	78	£3,974
£240,000	14/06/2021	F		20	TYDEMANS		CHELMSFORD	CM2 9FH	69	£3,478
£190,000	14/06/2021	F		23	WOOD DALE	GREAT BADDOW	CHELMSFORD	CM2 8EZ	59	£3,220
£207,500	14/06/2021	T		31	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL	69	£3,007
£117,500	14/06/2021	F		49	BRASSIE WOOD		CHELMSFORD	CM3 3FP	59	£1,992
£85,500	14/06/2021	F	FLAT 4		FENTON COURT	BURGESS SPRINGS	CHELMSFORD	CM1 1HW	71	£1,204
£850,000	15/06/2021	D			2B	FITZWALTER PLACE	CHELMSFORD	CM1 2LX	126	£6,746
£430,000	15/06/2021	D		57	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DU	75	£5,733
£685,000	15/06/2021	D		5	GLOVERS	GREAT LEIGHS	CHELMSFORD	CM3 1PY	146	£4,692
£235,000	15/06/2021	F		126	WOOD STREET		CHELMSFORD	CM2 8BL	54	£4,352
£183,000	15/06/2021	F		13	BROOKLANDS WALK		CHELMSFORD	CM2 9BH	44	£4,159
£212,000	15/06/2021	F		192	REDMAYNE DRIVE		CHELMSFORD	CM2 9XE	51	£4,157
£450,000	16/06/2021	D		30	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PL	92	£4,891
£325,000	16/06/2021	T		39	LUCAS AVENUE		CHELMSFORD	CM2 9JL	69	£4,710
£345,000	16/06/2021	T		40	ROBIN WAY		CHELMSFORD	CM2 8AS	74	£4,662
£354,000	16/06/2021	D		8	POCKLINGTON CLOSE	CHELMER VILLAGE	CHELMSFORD	CM2 6SQ	78	£4,538
£362,500	16/06/2021	T		21	FOREFIELD GREEN		CHELMSFORD	CM1 6YU	82	£4,421
£775,000	16/06/2021	D		20	JACKSON BACON VIEW	SPRINGFIELD	CHELMSFORD	CM1 6BJ	198	£3,914
£780,000	16/06/2021	D		144	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	208	£3,750
£282,000	16/06/2021	F		8	HAYES CLOSE		CHELMSFORD	CM2 0RN	81	£3,481
£460,000	17/06/2021	D		3	CONSTANCE CLOSE	BROOMFIELD	CHELMSFORD	CM1 7BW	84	£5,476
£376,500	17/06/2021	S		5	GOULTON ROAD		CHELMSFORD	CM1 7DW	74	£5,088
£278,000	17/06/2021	S		108	HENNIKER GATE		CHELMSFORD	CM2 6SB	60	£4,633
£1,175,000	17/06/2021	S		188	NEW LONDON ROAD		CHELMSFORD	CM2 0AR	259	£4,537
£327,500	17/06/2021	S		72	PYMS ROAD		CHELMSFORD	CM2 8PY	73	£4,486
£400,000	17/06/2021	S		40	HILLARY CLOSE		CHELMSFORD	CM1 7RP	90	£4,444
£895,000	17/06/2021	D		6	WOODLAND WAY	EDNEY COMMON	CHELMSFORD	CM1 3FF	204	£4,387
£565,000	17/06/2021	S		15	NEW ROAD	BROOMFIELD	CHELMSFORD	CM1 7AN	133	£4,248
£225,000	17/06/2021	F		14	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	63	£3,571
£385,000	17/06/2021	S		135	LINNET DRIVE		CHELMSFORD	CM2 8AQ	110	£3,500
£1,200,000	18/06/2021	T			SWAN HOUSE, 27	THE GREEN	WRITTLE	CHELMSFORD	CM1 3DT	N/A #VALUE!
£1,400,000	18/06/2021	D		3	THE GREEN	WRITTLE	CHELMSFORD	CM1 3DT	N/A #VALUE!	
£325,000	18/06/2021	S		50	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ	54	£6,019
£346,000	18/06/2021	T	2		OLD COURT	ARBOUR LANE	CHELMSFORD	CM1 7UF	63	£5,492

£425,000	18/06/2021	D		CLAIR VIEW	VICARAGE ROAD	ROXWELL	CHELMSFORD	CM1 4NB	78	£5,449
£350,000	18/06/2021	T			29 COWDRIE WAY	SPRINGFIELD	CHELMSFORD	CM2 6GL	67	£5,224
£255,000	18/06/2021	S			21 COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY	50	£5,100
£258,000	18/06/2021	T			41 MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW	52	£4,962
£367,500	18/06/2021	D			1 BREE HILL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AD	78	£4,712
£400,000	18/06/2021	T			87 MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LW	85	£4,706
£263,000	18/06/2021	F		FLAT 1	20 BAKER STREET		CHELMSFORD	CM2 0SF	57	£4,614
£385,000	18/06/2021	S			9 TOTNES WALK		CHELMSFORD	CM1 6LU	84	£4,583
£370,000	18/06/2021	S			43 MAPLE DRIVE		CHELMSFORD	CM2 9HR	83	£4,458
£285,000	18/06/2021	T			1 HEATHER COURT		CHELMSFORD	CM1 6YQ	64	£4,453
£399,995	18/06/2021	S			12 BUSHEY CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LF	90	£4,444
£725,000	18/06/2021	D			5 CHELMER AVENUE	LITTLE WALTHAM	CHELMSFORD	CM3 3PB	167	£4,341
£606,000	18/06/2021	S			51 FIFTH AVENUE		CHELMSFORD	CM1 4HB	140	£4,329
£495,000	18/06/2021	S			14 SYLVAN CLOSE		CHELMSFORD	CM2 9HJ	119	£4,160
£400,000	18/06/2021	D			24 TOOK DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RJ	97	£4,124
£675,000	18/06/2021	D			10 KINGSTON AVENUE		CHELMSFORD	CM2 6DP	169	£3,994
£158,000	18/06/2021	F			63 CORNFLOWER DRIVE		CHELMSFORD	CM1 6XZ	40	£3,950
£250,000	18/06/2021	F			12 FALCONS MEAD		CHELMSFORD	CM2 0NN	64	£3,906
£412,500	18/06/2021	S			67 PARK AVENUE		CHELMSFORD	CM1 2AB	106	£3,892
£655,000	18/06/2021	D			58 PRIORY ROAD	BICKNACRE	CHELMSFORD	CM3 4XH	172	£3,808
£327,500	18/06/2021	T			32 CANBERRA CLOSE		CHELMSFORD	CM1 2EF	87	£3,764
£360,000	18/06/2021	S			33 OSPREY WAY		CHELMSFORD	CM2 8AP	96	£3,750
£370,000	18/06/2021	T			14 RUSHLEYDALE		CHELMSFORD	CM1 6JX	100	£3,700
£330,000	18/06/2021	T			17 LITTLE MEADOW	WRITTLE	CHELMSFORD	CM1 3LQ	90	£3,667
£307,500	18/06/2021	S			22 DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SN	86	£3,576
£358,000	18/06/2021	S			60 ALDER DRIVE		CHELMSFORD	CM2 9EZ	101	£3,545
£360,000	18/06/2021	S			43 ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SR	102	£3,529
£290,000	18/06/2021	T			33 CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ	83	£3,494
£380,000	18/06/2021	S			16 HAWKHURST CLOSE		CHELMSFORD	CM1 2SN	112	£3,393
£355,000	18/06/2021	T			9 CHURCHILL RISE		CHELMSFORD	CM1 6FD	106	£3,349
£218,000	18/06/2021	F			30 THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS	69	£3,159
£197,861	18/06/2021	F		50 MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE	63	£3,141
£304,000	18/06/2021	T			8 WINDSOR WAY		CHELMSFORD	CM1 2TN	103	£2,951
£140,000	18/06/2021	T			16 CONSTANCE CLOSE	BROOMFIELD	CHELMSFORD	CM1 7BW	57	£2,456
£450,000	21/06/2021	D		3 BRICKHOUSE COTTAGES	BRICKHOUSE LANE	BOREHAM	CHELMSFORD	CM3 3JQ	72	£6,250
£450,000	21/06/2021	D			117 POLLARDS GREEN		CHELMSFORD	CM2 6UX	85	£5,294
£740,000	21/06/2021	D		NEEDLES	RIFFHAMS LANE	DANBURY	CHELMSFORD	CM3 4DS	142	£5,211
£1,442,000	21/06/2021	D			7 LITCHBOROUGH PARK	LITTLE BADDOW	CHELMSFORD	CM3 4UJ	279	£5,168
£450,000	21/06/2021	S			21 THIRD AVENUE		CHELMSFORD	CM1 4EX	88	£5,114
£390,000	21/06/2021	S			31 AUBREY CLOSE		CHELMSFORD	CM1 4EJ	77	£5,065
£432,500	21/06/2021	S			38 WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW	87	£4,971
£332,000	21/06/2021	T			22 MARCONI ROAD		CHELMSFORD	CM1 1QB	68	£4,882
£522,500	21/06/2021	S			3 SECOND AVENUE		CHELMSFORD	CM1 4ET	110	£4,750
£220,000	21/06/2021	T			167 KINGS ROAD		CHELMSFORD	CM1 2BA	47	£4,681
£356,500	21/06/2021	S			13 WOODHOUSE LANE	BROOMFIELD	CHELMSFORD	CM1 7EU	78	£4,571
£190,000	21/06/2021	F			5 MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	42	£4,524
£555,000	21/06/2021	D			47 CORNELIUS VALE		CHELMSFORD	CM2 6GY	128	£4,336
£346,500	21/06/2021	D			25 BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XN	81	£4,278
£350,000	21/06/2021	D			12 FINCHLAND VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GA	82	£4,268

£560,000	21/06/2021	D		1	TROTWOOD CLOSE		CHELMSFORD	CM1 4UZ	132	£4,242
£307,000	21/06/2021	T		45	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY	73	£4,205
£355,000	21/06/2021	S		67	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	85	£4,176
£375,000	21/06/2021	S		19	BROOMHALL ROAD		CHELMSFORD	CM1 7HB	91	£4,121
£777,650	21/06/2021	S		47	VICARAGE ROAD		CHELMSFORD	CM2 9BS	192	£4,050
£870,000	21/06/2021	D		6	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	215	£4,047
£370,000	21/06/2021	S		150	BEARDSLEY DRIVE		CHELMSFORD	CM1 6ZG	93	£3,978
£197,500	21/06/2021	F	9	STONHAM PLACE	CHELMER ROAD		CHELMSFORD	CM2 6DG	50	£3,950
£835,000	21/06/2021	D	3	THE MANOR HOUSE	ROXWELL ROAD	WRITTLE	CHELMSFORD	CM1 3RY	216	£3,866
£305,000	21/06/2021	T		29	SKYLARK WALK		CHELMSFORD	CM2 8BA	79	£3,861
£475,000	21/06/2021	D			GARDEN COTTAGE	COOPERS LANE	CHELMSFORD	CM3 1NG	126	£3,770
£631,500	21/06/2021	D		25	PAVITT MEADOW	GALLEYWOOD	CHELMSFORD	CM2 8RQ	168	£3,759
£275,000	21/06/2021	T		37	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF	80	£3,438
£330,000	21/06/2021	S		3	WEST AVENUE		CHELMSFORD	CM1 2DB	106	£3,113
£545,000	21/06/2021	D		21	OLDBURY AVENUE		CHELMSFORD	CM2 7ED	196	£2,781
£290,000	21/06/2021	D			BIRCHWOOD HOUSE	GOAT HALL LANE	CHELMSFORD	CM2 8PH	131	£2,214
£453,000	22/06/2021	D		6	SEVENTH AVENUE		CHELMSFORD	CM1 4EE	77	£5,883
£650,000	22/06/2021	D			LITTLE CLEATOP	SOUTH STREET	CHELMSFORD	CM3 1DP	112	£5,804
£450,000	22/06/2021	D		16	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6QA	90	£5,000
£950,000	22/06/2021	D			HOWDENS	PLUMPTRE LANE	CHELMSFORD	CM3 4JL	193	£4,922
£611,000	22/06/2021	D		33	DAEN INGAS	DANBURY	CHELMSFORD	CM3 4DB	135	£4,526
£375,000	22/06/2021	S	1	LORDSHIP COTTAGES	LORDSHIP ROAD	WRITTLE	CHELMSFORD	CM1 3RP	87	£4,310
£340,000	22/06/2021	T		57	HAWFINCH WALK		CHELMSFORD	CM2 8BE	83	£4,096
£190,000	22/06/2021	F		102	BRADFORD STREET		CHELMSFORD	CM2 0XU	47	£4,043
£347,500	22/06/2021	T		45	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	95	£3,658
£307,000	22/06/2021	T		288	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LH	85	£3,612
£290,000	22/06/2021	S		51	BUTTERFIELD ROAD	BOREHAM	CHELMSFORD	CM3 3BS	83	£3,494
£115,000	22/06/2021	F	117	HAVENCOURT	VICTORIA ROAD		CHELMSFORD	CM1 1EA	34	£3,382
£560,000	23/06/2021	D		14	CHIGNAL ROAD		CHELMSFORD	CM1 2JB	N/A	#VALUE!
£380,000	23/06/2021	T		15	HAMLET ROAD		CHELMSFORD	CM2 0EU	74	£5,135
£790,000	23/06/2021	S		682	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BY	154	£5,130
£910,000	23/06/2021	D		107	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9BZ	179	£5,084
£550,000	23/06/2021	D		9	BRIDGE CROFT	HOWE STREET	CHELMSFORD	CM3 1RE	112	£4,911
£413,000	23/06/2021	D		9	ORCHARD WAY	BOREHAM	CHELMSFORD	CM3 3GQ	90	£4,589
£575,000	23/06/2021	D		5	GREAT GODFREYS	WRITTLE	CHELMSFORD	CM1 3PQ	128	£4,492
£395,000	23/06/2021	S		57	BUTTERFIELD ROAD	BOREHAM	CHELMSFORD	CM3 3BS	88	£4,489
£611,000	23/06/2021	D		22	BEELEIGH LINK		CHELMSFORD	CM2 6RG	137	£4,460
£160,000	23/06/2021	F		148	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	36	£4,444
£312,500	23/06/2021	S		21	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FS	72	£4,340
£507,500	23/06/2021	S		34	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,338
£535,000	23/06/2021	S		19	CAMPBELL CLOSE		CHELMSFORD	CM2 9BE	127	£4,213
£345,000	23/06/2021	T		39	PETUNIA CRESCENT		CHELMSFORD	CM1 6YP	82	£4,207
£310,000	23/06/2021	T		6	MAGNOLIA CLOSE		CHELMSFORD	CM2 9HU	74	£4,189
£450,000	23/06/2021	D		8	OLDBURY AVENUE		CHELMSFORD	CM2 7EB	108	£4,167
£428,000	23/06/2021	D		3	PETERSFIELD		CHELMSFORD	CM1 4EP	105	£4,076
£245,000	23/06/2021	F		68	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	63	£3,889
£263,550	23/06/2021	T		21	VIOLET CLOSE		CHELMSFORD	CM1 6XG	68	£3,876
£565,000	23/06/2021	D		12	GORDON CARLTON GARDENS	SPRINGFIELD	CHELMSFORD	CM1 6AY	152	£3,717
£494,000	23/06/2021	T		79	PARKINSON DRIVE		CHELMSFORD	CM1 3GU	161	£3,068

£935,000	24/06/2021	D		61	STONEHILL ROAD	ROXWELL	CHELMSFORD	CM1 4NS	156	£5,994
£485,000	24/06/2021	D	HEATHER COTTAGE		NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TE	85	£5,706
£420,000	24/06/2021	D		141	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ	75	£5,600
£500,000	24/06/2021	S		2	HULLS LANE	SANDON	CHELMSFORD	CM2 7SA	90	£5,556
£355,000	24/06/2021	S		222	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	69	£5,145
£440,000	24/06/2021	T		28	HARDY CLOSE		CHELMSFORD	CM1 1AE	86	£5,116
£575,000	24/06/2021	D		60	THE SPINNAKER	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GL	116	£4,957
£620,000	24/06/2021	S		21	ST JOHNS AVENUE		CHELMSFORD	CM2 0UB	127	£4,882
£685,000	24/06/2021	D		23	GOODIER ROAD		CHELMSFORD	CM1 2GG	142	£4,824
£500,000	24/06/2021	T		67	FIFTH AVENUE		CHELMSFORD	CM1 4HB	105	£4,762
£237,000	24/06/2021	F		21	GOODWIN CLOSE		CHELMSFORD	CM2 9GX	50	£4,740
£245,000	24/06/2021	F		204	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU	52	£4,712
£280,000	24/06/2021	F	51 ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	60	£4,667
£469,000	24/06/2021	S		156	CHELMER ROAD		CHELMSFORD	CM2 6AB	102	£4,598
£367,500	24/06/2021	S		11	OAK MANOR VIEW	GREAT LEIGHS	CHELMSFORD	CM3 1GZ	83	£4,428
£103,000	24/06/2021	F	19 WINGROVE COURT		BROOMFIELD ROAD		CHELMSFORD	CM1 4ES	24	£4,292
£630,000	24/06/2021	D		40	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4NQ	150	£4,200
£285,000	24/06/2021	T		1	CHRISTY AVENUE		CHELMSFORD	CM1 2BG	70	£4,071
£447,500	24/06/2021	S		36	BEECHES CRESCENT		CHELMSFORD	CM1 2FU	110	£4,068
£189,000	24/06/2021	F		100	BRADFORD STREET		CHELMSFORD	CM2 0XU	47	£4,021
£395,000	24/06/2021	S		16	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LP	100	£3,950
£367,000	24/06/2021	S		23	MEADGATE AVENUE		CHELMSFORD	CM2 7ND	96	£3,823
£170,000	24/06/2021	F		5	PEASE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UZ	45	£3,778
£481,000	24/06/2021	D		51	BEELEIGH LINK		CHELMSFORD	CM2 6PH	130	£3,700
£150,000	24/06/2021	F		139	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XZ	49	£3,061
£260,000	24/06/2021	T		39	WALLASEA GARDENS		CHELMSFORD	CM1 6JY	87	£2,989
£590,000	25/06/2021	D		119	WRITTLE ROAD		CHELMSFORD	CM1 3BP	83	£7,108
£183,500	25/06/2021	T	40A		MALTESE ROAD		CHELMSFORD	CM1 2PA	27	£6,796
£685,000	25/06/2021	D		3	VALLETTA CLOSE		CHELMSFORD	CM1 2PT	116	£5,905
£343,000	25/06/2021	S		17	STEWART ROAD		CHELMSFORD	CM2 9BA	59	£5,814
£500,000	25/06/2021	D	VICTORIA HOUSE		VICTORIA ROAD	WRITTLE	CHELMSFORD	CM1 3PB	89	£5,618
£482,500	25/06/2021	D		61	POLLARDS GREEN		CHELMSFORD	CM2 6UL	86	£5,610
£875,000	25/06/2021	D		68	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8HY	156	£5,609
£560,000	25/06/2021	D		90	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DS	100	£5,600
£865,000	25/06/2021	D		16	REDWOOD DRIVE	WRITTLE	CHELMSFORD	CM1 3LY	164	£5,274
£537,000	25/06/2021	D		2	ARUN CLOSE		CHELMSFORD	CM1 7QE	102	£5,265
£655,000	25/06/2021	D		18	VICARAGE LANE	GREAT BADDOW	CHELMSFORD	CM2 8JA	128	£5,117
£342,000	25/06/2021	T		41	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT	68	£5,029
£407,000	25/06/2021	S		19	RIDDIFORD DRIVE		CHELMSFORD	CM1 2GB	81	£5,025
£700,000	25/06/2021	D	BRYONY HOUSE		MAIN ROAD	FORD END	CHELMSFORD	CM3 1LL	140	£5,000
£195,000	25/06/2021	T		67	COLYERS REACH		CHELMSFORD	CM2 6RW	40	£4,875
£710,000	25/06/2021	D	LOGUIVY		MAYES LANE	SANDON	CHELMSFORD	CM2 7RP	147	£4,830
£315,000	25/06/2021	T		34	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6TU	67	£4,701
£725,000	25/06/2021	D		7	BUCKLAND GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AN	155	£4,677
£425,000	25/06/2021	S		74	WOOD STREET		CHELMSFORD	CM2 9FQ	91	£4,670
£847,500	25/06/2021	D	CHERRY TREES		WELL LANE	DANBURY	CHELMSFORD	CM3 4AB	183	£4,631
£300,000	25/06/2021	F		13	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	65	£4,615
£330,000	25/06/2021	S		37	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6EB	72	£4,583
£630,000	25/06/2021	D		109	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3ND	138	£4,565

£178,000	25/06/2021	T		32	COLYERS REACH		CHELMSFORD	CM2 6RN	39	£4,564	
£518,000	25/06/2021	S		36	LYNMOUTH AVENUE		CHELMSFORD	CM2 0TR	114	£4,544	
£185,000	25/06/2021	F		81	BEELEIGH LINK		CHELMSFORD	CM2 6PH	41	£4,512	
£365,000	25/06/2021	S		19	GLADDEN FIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AH	81	£4,506	
£215,000	25/06/2021	F	18	BAILEY COURT	NEW WRITTLE STREET		CHELMSFORD	CM2 0FS	48	£4,479	
£290,000	25/06/2021	T		16	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	66	£4,394	
£337,500	25/06/2021	F		35	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU	77	£4,383	
£385,000	25/06/2021	S		95	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	89	£4,326	
£375,000	25/06/2021	T		31	SYCAMORE WAY		CHELMSFORD	CM2 9LZ	88	£4,261	
£346,000	25/06/2021	S		102	LONGFIELD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JJ	82	£4,220	
£580,000	25/06/2021	D		24	TAPLEY ROAD		CHELMSFORD	CM1 4XY	138	£4,203	
£520,000	25/06/2021	S		5	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	124	£4,194	
£415,000	25/06/2021	F	FLAT 3	THE LAWNS	THE TYE	EAST HANNINGFIELD	CHELMSFORD	CM3 8AE	99	£4,192	
£304,000	25/06/2021	T		267	AVON ROAD		CHELMSFORD	CM1 2LB	73	£4,164	
£310,000	25/06/2021	T		38	ORCHARD STREET		CHELMSFORD	CM2 0HD	76	£4,079	
£418,000	25/06/2021	D		2	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LP	104	£4,019	
£329,000	25/06/2021	T		22	FIRTREE RISE		CHELMSFORD	CM2 9HS	82	£4,012	
£320,000	25/06/2021	F	9	ALEXANDRA COURT	CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7HY	80	£4,000	
£235,000	25/06/2021	F		15	SPRINGFIELD BASIN		CHELMSFORD	CM2 6YQ	59	£3,983	
£412,500	25/06/2021	S		3	PANDAN CLOSE	WEST HANNINGFIELD	CHELMSFORD	CM2 8FP	104	£3,966	
£380,000	25/06/2021	S		24	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YB	98	£3,878	
£220,000	25/06/2021	F	4	STONHAM PLACE	CHELMER ROAD		CHELMSFORD	CM2 6DG	57	£3,860	
£715,000	25/06/2021	D		10	CHALKLANDS	SANDON	CHELMSFORD	CM2 7TH	186	£3,844	
£305,000	25/06/2021	T		1	CHELMER ROAD		CHELMSFORD	CM2 6NH	80	£3,813	
£342,000	25/06/2021	T		218	RAINSFORD ROAD		CHELMSFORD	CM1 2PD	90	£3,800	
£1,030,000	25/06/2021	D			BADYNGHAMS	BANBURY SQUARE	GREAT WALTHAM	CHELMSFORD	CM3 1FD	273	£3,773
£358,500	25/06/2021	D		16	CROUCH BECK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JY	96	£3,734	
£1,075,000	25/06/2021	D			BRAIDS	BACK LANE	EAST HANNINGFIELD	CHELMSFORD	CM3 8BL	288	£3,733
£530,000	25/06/2021	D		26	EMBERSON CROFT		CHELMSFORD	CM1 4FD	142	£3,732	
£540,000	25/06/2021	S		39	GOODWIN CLOSE		CHELMSFORD	CM2 9GX	145	£3,724	
£401,000	25/06/2021	S		24	CHESTNUT WALK		CHELMSFORD	CM1 4JU	108	£3,713	
£678,000	25/06/2021	D		8	CORNELIUS VALE		CHELMSFORD	CM2 6YF	184	£3,685	
£235,000	25/06/2021	F		13	AMCOTES PLACE		CHELMSFORD	CM2 9HZ	64	£3,672	
£491,000	25/06/2021	T		4	DUKES WOOD CLOSE	BOREHAM	CHELMSFORD	CM3 3FT	135	£3,637	
£197,500	25/06/2021	F		126	CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7UR	55	£3,591	
£190,000	25/06/2021	F		64	PARKINSON DRIVE		CHELMSFORD	CM1 3GH	53	£3,585	
£785,000	25/06/2021	D			MILL GATES	MARGARETTING ROAD	GALLEYWOOD	CHELMSFORD	CM2 8TS	234	£3,355
£342,000	25/06/2021	T		57	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS	102	£3,353	
£430,000	25/06/2021	D		27	HOYNORS	DANBURY	CHELMSFORD	CM3 4RL	131	£3,282	
£317,500	25/06/2021	S		12	CLAYPITS ROAD	BOREHAM	CHELMSFORD	CM3 3BZ	97	£3,273	
£690,000	25/06/2021	T		18	ARLINGTON SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7BF	221	£3,122	
£510,000	25/06/2021	D		71	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JL	164	£3,110	
£430,000	25/06/2021	T		191	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	157	£2,739	
£243,000	25/06/2021	F		73	WHEATFIELD WAY		CHELMSFORD	CM1 2RB	93	£2,613	
£88,500	25/06/2021	F		69	CENTENARY WAY	SPRINGFIELD	CHELMSFORD	CM1 6AU	71	£1,246	
£347,000	28/06/2021	S		32	SKERRY RISE		CHELMSFORD	CM1 4EG	54	£6,426	
£455,000	28/06/2021	S		55	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DU	71	£6,408	
£532,000	28/06/2021	S		28	SIXTH AVENUE		CHELMSFORD	CM1 4ED	86	£6,186	
£285,000	28/06/2021	T		21	PRIMULA WAY		CHELMSFORD	CM1 6QT	48	£5,938	

£500,000	28/06/2021	S		13	CANFORD CLOSE		CHELMSFORD	CM2 9RG	87	£5,747
£327,500	28/06/2021	S	12A		RUBENS GATE		CHELMSFORD	CM1 6GN	57	£5,746
£685,000	28/06/2021	D		37	SEVENTH AVENUE		CHELMSFORD	CM1 4EE	127	£5,394
£450,000	28/06/2021	S		234	BROOMFIELD ROAD		CHELMSFORD	CM1 4DY	85	£5,294
£346,000	28/06/2021	T		4	STEAMER TERRACE		CHELMSFORD	CM1 1QP	66	£5,242
£555,000	28/06/2021	S		42	FIFTH AVENUE		CHELMSFORD	CM1 4HD	106	£5,236
£360,000	28/06/2021	S		23	BROOK HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LN	70	£5,143
£526,000	28/06/2021	D		53	POLLARDS GREEN		CHELMSFORD	CM2 6UH	108	£4,870
£475,000	28/06/2021	D		77	FOXHOLES ROAD		CHELMSFORD	CM2 7HS	98	£4,847
£930,000	28/06/2021	D		12	DALRYMPLE CLOSE		CHELMSFORD	CM1 7RF	195	£4,769
£280,000	28/06/2021	F		49	FOURTH AVENUE		CHELMSFORD	CM1 4EZ	59	£4,746
£460,000	28/06/2021	S		1	WILLIE SEWELL LINK	SPRINGFIELD	CHELMSFORD	CM1 6BP	97	£4,742
£385,000	28/06/2021	S		149	BEEHIVE LANE		CHELMSFORD	CM2 9SG	82	£4,695
£519,000	28/06/2021	S		10	BURNELL GATE		CHELMSFORD	CM1 6ED	111	£4,676
£300,000	28/06/2021	S		54	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SD	65	£4,615
£390,000	28/06/2021	T		53	TAVISTOCK ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JN	85	£4,588
£471,500	28/06/2021	D		28	SIDMOUTH ROAD		CHELMSFORD	CM1 6LR	103	£4,578
£535,000	28/06/2021	D		9	COURT ROAD	BROOMFIELD	CHELMSFORD	CM1 7EW	118	£4,534
£222,500	28/06/2021	F		41	THAMES AVENUE		CHELMSFORD	CM1 2LN	50	£4,450
£360,000	28/06/2021	S		6	MAPLE DRIVE		CHELMSFORD	CM2 9HP	81	£4,444
£300,000	28/06/2021	T		44	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	68	£4,412
£237,500	28/06/2021	F		104	CHELMER ROAD		CHELMSFORD	CM2 6AB	54	£4,398
£510,000	28/06/2021	S		74	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9LB	116	£4,397
£350,000	28/06/2021	T		125	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HQ	81	£4,321
£370,000	28/06/2021	D		13	MIMOSA CLOSE		CHELMSFORD	CM1 6NW	86	£4,302
£360,000	28/06/2021	D		2	NICKLEBY ROAD		CHELMSFORD	CM1 4UL	84	£4,286
£182,000	28/06/2021	T		43	TUGBY PLACE		CHELMSFORD	CM1 4XL	43	£4,233
£540,000	28/06/2021	T		24	FLEETWOOD SQUARE	SPRINGFIELD	CHELMSFORD	CM1 6AQ	130	£4,154
£293,000	28/06/2021	T		3	WOOD LEYS		CHELMSFORD	CM1 4FG	73	£4,014
£407,500	28/06/2021	S		15	ROLAND CLOSE	BROOMFIELD	CHELMSFORD	CM1 7ED	102	£3,995
£345,000	28/06/2021	T		165	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB	88	£3,920
£445,000	28/06/2021	D		15	JACARANDA CLOSE		CHELMSFORD	CM1 6NN	114	£3,904
£315,000	28/06/2021	S		11	ROTHBURY ROAD		CHELMSFORD	CM1 3DD	84	£3,750
£500,000	28/06/2021	S		130	CHELMER ROAD		CHELMSFORD	CM2 6AB	134	£3,731
£440,000	28/06/2021	S		50	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	119	£3,697
£358,000	28/06/2021	S		140	SUNRISE AVENUE		CHELMSFORD	CM1 4JR	97	£3,691
£450,000	28/06/2021	D		26	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY	123	£3,659
£590,000	28/06/2021	D	LYCHGATE HOUSE		BACK LANE	FORD END	CHELMSFORD	CM3 1LG	162	£3,642
£235,000	28/06/2021	F		56	PEMBROKE PLACE		CHELMSFORD	CM1 4AT	70	£3,357
£291,000	28/06/2021	T		101	NOAKES AVENUE		CHELMSFORD	CM2 8EW	87	£3,345
£330,000	28/06/2021	F		9	SCOTTS WALK		CHELMSFORD	CM1 2HB	99	£3,333
£205,000	28/06/2021	F		159	WOODHALL ROAD		CHELMSFORD	CM1 4AF	62	£3,306
£1,350,000	29/06/2021	D		28	MALDON ROAD	DANBURY	CHELMSFORD	CM3 4QH	N/A	#VALUE!
£265,000	29/06/2021	T		47	SUNRISE AVENUE		CHELMSFORD	CM1 4JN	N/A	#VALUE!
£710,000	29/06/2021	D		55	VICARAGE ROAD		CHELMSFORD	CM2 9BT	115	£6,174
£450,000	29/06/2021	D		16	SUTTON MEAD		CHELMSFORD	CM2 6QB	76	£5,921
£325,000	29/06/2021	S		34	TYTHE CLOSE		CHELMSFORD	CM1 6SU	57	£5,702
£870,000	29/06/2021	D	LYNDHURST		RINGTAIL GREEN	FORD END	CHELMSFORD	CM3 1LW	153	£5,686
£710,000	29/06/2021	D	BRADSTOWE		THE COMMON	DANBURY	CHELMSFORD	CM3 4EE	128	£5,547

£910,000	29/06/2021	D		GILL HOUSE	RUNSELL GREEN	DANBURY	CHELMSFORD	CM3 4QZ	166	£5,482
£855,000	29/06/2021	D		WOODVIEW	WOODHILL ROAD	SANDON	CHELMSFORD	CM2 7SE	156	£5,481
£460,000	29/06/2021	D			8 THE CRESCENT	LITTLE LEIGHS	CHELMSFORD	CM3 1LY	84	£5,476
£320,000	29/06/2021	T	21	OLD COURT	ARBOUR LANE		CHELMSFORD	CM1 7UF	59	£5,424
£485,000	29/06/2021	D			55 CARRIAGE DRIVE		CHELMSFORD	CM1 6UY	91	£5,330
£185,000	29/06/2021	F			68 STAPLEFORD CLOSE		CHELMSFORD	CM2 0RB	36	£5,139
£435,000	29/06/2021	S			24 AVENUE ROAD		CHELMSFORD	CM2 9TY	87	£5,000
£650,000	29/06/2021	D			7 ST CLERES WAY	DANBURY	CHELMSFORD	CM3 4AE	133	£4,887
£200,000	29/06/2021	T			78 BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XW	41	£4,878
£390,000	29/06/2021	T			57 GOODWIN CLOSE		CHELMSFORD	CM2 9GX	80	£4,875
£360,000	29/06/2021	T	10	CAUSEWAY COTTAGES	HIGHWOOD ROAD	WRITTLE	CHELMSFORD	CM1 3PR	76	£4,737
£525,000	29/06/2021	D			13 LAWN LANE		CHELMSFORD	CM1 6NP	111	£4,730
£250,000	29/06/2021	F			98 STAPLEFORD CLOSE		CHELMSFORD	CM2 0QX	53	£4,717
£360,000	29/06/2021	S			16 TOOK DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RJ	77	£4,675
£350,000	29/06/2021	T			14 GROVE ROAD		CHELMSFORD	CM2 0EY	75	£4,667
£705,000	29/06/2021	S			140 VICARAGE ROAD		CHELMSFORD	CM2 9BT	152	£4,638
£900,000	29/06/2021	D			11 DILSTON	DANBURY	CHELMSFORD	CM3 4RN	201	£4,478
£295,000	29/06/2021	T			3 FANNERS GREEN	GREAT WALTHAM	CHELMSFORD	CM3 1EA	66	£4,470
£555,000	29/06/2021	S			2 THE AVENUE	DANBURY	CHELMSFORD	CM3 4QN	126	£4,405
£232,500	29/06/2021	F			18 GOODIER ROAD		CHELMSFORD	CM1 2GG	53	£4,387
£1,475,000	29/06/2021	D			31 SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG	337	£4,377
£410,000	29/06/2021	S			8 DROOD CLOSE		CHELMSFORD	CM1 4XX	94	£4,362
£450,000	29/06/2021	S			40 HILL VIEW ROAD		CHELMSFORD	CM1 7RX	104	£4,327
£375,000	29/06/2021	D			173 BEELEIGH LINK		CHELMSFORD	CM2 6PH	87	£4,310
£560,000	29/06/2021	D			30 HAVISHAM WAY		CHELMSFORD	CM1 4UY	130	£4,308
£370,000	29/06/2021	S			23 WHYVERNE CLOSE		CHELMSFORD	CM1 6UE	86	£4,302
£390,000	29/06/2021	S			56 LONGFIELD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JL	92	£4,239
£177,000	29/06/2021	F			29 BODMIN ROAD		CHELMSFORD	CM1 6LJ	42	£4,214
£352,000	29/06/2021	T			33 ROTHBURY ROAD		CHELMSFORD	CM1 3DD	84	£4,190
£345,000	29/06/2021	T			21 SHIRE CLOSE		CHELMSFORD	CM1 6FW	84	£4,107
£329,995	29/06/2021	T			31 CORNFLOWER DRIVE		CHELMSFORD	CM1 6XY	81	£4,074
£535,000	29/06/2021	T			128 MOULSHAM STREET		CHELMSFORD	CM2 0JW	133	£4,023
£350,000	29/06/2021	T			33 PARKLANDS DRIVE		CHELMSFORD	CM1 7RJ	88	£3,977
£525,000	29/06/2021	S			8 AUGUSTINE WAY	BICKNACRE	CHELMSFORD	CM3 4ET	132	£3,977
£440,000	29/06/2021	D			6 KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PQ	112	£3,929
£179,000	29/06/2021	F			178 TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	47	£3,809
£910,000	29/06/2021	D			16 GABLEFIELDS	SANDON	CHELMSFORD	CM2 7SP	245	£3,714
£330,250	29/06/2021	T			1 WOLMERS HEY	GREAT WALTHAM	CHELMSFORD	CM3 1DA	89	£3,711
£315,000	29/06/2021	T			8 CHATLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NU	85	£3,706
£327,500	29/06/2021	S			20 ARNHAM ROAD		CHELMSFORD	CM1 2EN	90	£3,639
£315,000	29/06/2021	S			580 LINNET DRIVE		CHELMSFORD	CM2 8AW	89	£3,539
£662,500	29/06/2021	D			130 FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	189	£3,505
£460,000	29/06/2021	D			10 GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WX	138	£3,333
£385,000	29/06/2021	T			88 CROMPTON STREET		CHELMSFORD	CM1 3GP	123	£3,130
£220,000	29/06/2021	F			30 LAMBOURNE CHASE		CHELMSFORD	CM2 9FF	72	£3,056
£200,000	29/06/2021	F			112 TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	81	£2,469
£425,000	30/06/2021	S			31 BEECHES ROAD		CHELMSFORD	CM1 2RX	54	£7,870
£315,000	30/06/2021	S			11 LAKIN CLOSE		CHELMSFORD	CM2 6RU	44	£7,159
£495,000	30/06/2021	S			195 BEEHIVE LANE		CHELMSFORD	CM2 9SH	74	£6,689

£365,000	30/06/2021	T			4	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XY	63	£5,794
£1,205,000	30/06/2021	D	FIELD HOUSE			WHEELERS HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LY	211	£5,711
£495,000	30/06/2021	S	LITTLE BROOK COTTAGE			CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ	87	£5,690
£415,000	30/06/2021	D			1	ATTWOODS CLOSE	GALLEYWOOD	CHELMSFORD	CM2 8QJ	73	£5,685
£540,000	30/06/2021	D			49	HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PJ	95	£5,684
£402,500	30/06/2021	D			41	MENISH WAY		CHELMSFORD	CM2 6RT	71	£5,669
£665,000	30/06/2021	S			13	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9BY	118	£5,636
£320,000	30/06/2021	T			6	STEAMER TERRACE		CHELMSFORD	CM1 1QP	57	£5,614
£1,120,000	30/06/2021	D			99	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9BZ	201	£5,572
£370,000	30/06/2021	D			4	CLARENCE CLOSE		CHELMSFORD	CM2 6SE	67	£5,522
£397,000	30/06/2021	D			11	MEARNS PLACE		CHELMSFORD	CM2 6TT	72	£5,514
£451,000	30/06/2021	S			9	HEATH DRIVE		CHELMSFORD	CM2 9HB	82	£5,500
£495,000	30/06/2021	D			35	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EJ	92	£5,380
£550,000	30/06/2021	D			7	PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS	103	£5,340
£570,000	30/06/2021	S			16	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ	107	£5,327
£510,000	30/06/2021	D			8	PALMERS CROFT		CHELMSFORD	CM2 6SR	96	£5,313
£535,000	30/06/2021	D			13	CARRON MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GH	102	£5,245
£615,000	30/06/2021	D			10	MILDMAYS	DANBURY	CHELMSFORD	CM3 4DP	118	£5,212
£380,000	30/06/2021	T			14	CYPRESS DRIVE		CHELMSFORD	CM2 9LU	73	£5,205
£433,000	30/06/2021	D			44	WICKHAM CRESCENT		CHELMSFORD	CM1 4WD	84	£5,155
£380,000	30/06/2021	D			2	CONSTANCE CLOSE	BROOMFIELD	CHELMSFORD	CM1 7BW	74	£5,135
£334,400	30/06/2021	D			7	BANDHILLS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JW	66	£5,067
£728,000	30/06/2021	D			7	MONTAGU GARDENS		CHELMSFORD	CM1 6EB	144	£5,056
£475,000	30/06/2021	D			49	LAWN LANE		CHELMSFORD	CM1 6PS	94	£5,053
£202,000	30/06/2021	T			80	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XW	40	£5,050
£345,000	30/06/2021	S	56A			BROOK HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LL	69	£5,000
£635,000	30/06/2021	T			17	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9BY	127	£5,000
£425,000	30/06/2021	D			3	GREENLAND GARDENS	GREAT BADDOW	CHELMSFORD	CM2 8ZF	86	£4,942
£700,000	30/06/2021	D	THE HOPBIT			MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RN	144	£4,861
£232,000	30/06/2021	F			6	KIRKMANS ROAD		CHELMSFORD	CM2 8NW	48	£4,833
£310,000	30/06/2021	S			46	SAVERNAKE ROAD		CHELMSFORD	CM1 2TJ	65	£4,769
£410,000	30/06/2021	S			26	LINDEN CLOSE		CHELMSFORD	CM2 9JQ	86	£4,767
£380,000	30/06/2021	T			6	GROVE ROAD		CHELMSFORD	CM2 0EY	80	£4,750
£396,500	30/06/2021	S			3	THE MEADES		CHELMSFORD	CM2 0GT	84	£4,720
£395,000	30/06/2021	D			1	WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW	84	£4,702
£402,500	30/06/2021	T			69	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	86	£4,680
£690,000	30/06/2021	D	LENADA			SHIP ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UZ	148	£4,662
£195,000	30/06/2021	T			22	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	42	£4,643
£550,000	30/06/2021	D			3	LODGE VALE	SPRINGFIELD	CHELMSFORD	CM1 6AX	119	£4,622
£256,000	30/06/2021	F			49	BURNELL GATE		CHELMSFORD	CM1 6ED	56	£4,571
£415,000	30/06/2021	T			23	BOUVERIE ROAD		CHELMSFORD	CM2 0UD	91	£4,560
£452,500	30/06/2021	D			20	HONEY CLOSE		CHELMSFORD	CM2 9SP	100	£4,525
£400,000	30/06/2021	S			11	HARROW WAY		CHELMSFORD	CM2 7AS	89	£4,494
£355,000	30/06/2021	F	FLAT 6	THE OLD RECTORY		ABBEY FIELDS	EAST HANNINGFIELD	CHELMSFORD	CM3 8XD	79	£4,494
£313,000	30/06/2021	F	FLAT 31	CALLOW COURT		SEYMOUR STREET		CHELMSFORD	CM2 0RW	70	£4,471
£250,000	30/06/2021	D			40	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN	56	£4,464
£1,100,000	30/06/2021	D	BREYDON			CHALK STREET	RETTENDON COMMON	CHELMSFORD	CM3 8DE	247	£4,453
£260,000	30/06/2021	F			64	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	59	£4,407
£360,500	30/06/2021	S			75	HILL VIEW ROAD		CHELMSFORD	CM1 7RS	83	£4,343

£250,000	30/06/2021	F		71	RIDGEWELL AVENUE		CHELMSFORD	CM1 2GF	58	£4,310
£705,000	30/06/2021	D		17	OAK LODGE TYE	SPRINGFIELD	CHELMSFORD	CM1 6GY	165	£4,273
£316,000	30/06/2021	T		17	SHIRE CLOSE		CHELMSFORD	CM1 6FW	74	£4,270
£519,000	30/06/2021	S	OLD SCHOOL HOUSE		WALTHAM ROAD	BOREHAM	CHELMSFORD	CM3 3AX	122	£4,254
£440,000	30/06/2021	D		3	QUINION CLOSE		CHELMSFORD	CM1 4UH	104	£4,231
£523,000	30/06/2021	D	TOUCHDOWN		PIPERS TYE		CHELMSFORD	CM2 8NP	124	£4,218
£350,000	30/06/2021	S		30	MEDWAY CLOSE		CHELMSFORD	CM1 2LH	84	£4,167
£375,000	30/06/2021	T		46	CRESCENT ROAD		CHELMSFORD	CM2 7DA	90	£4,167
£360,000	30/06/2021	S		54	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6TU	87	£4,138
£585,000	30/06/2021	D	DOWNHOUSE		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TD	146	£4,007
£372,500	30/06/2021	D		21	RIVENDELL VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WY	93	£4,005
£244,250	30/06/2021	F		59	UPPER CHASE		CHELMSFORD	CM2 0BN	61	£4,004
£250,000	30/06/2021	F		28	LAMBOURNE CHASE		CHELMSFORD	CM2 9FF	63	£3,968
£312,500	30/06/2021	S	BROOK COTTAGE		BARNES MILL ROAD		CHELMSFORD	CM2 6NL	80	£3,906
£515,000	30/06/2021	S		31	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PJ	132	£3,902
£500,000	30/06/2021	D		6	BAWDEN WAY		CHELMSFORD	CM2 9GY	130	£3,846
£765,000	30/06/2021	D	THE OAKS		SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE	199	£3,844
£595,000	30/06/2021	D		150	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	157	£3,790
£330,000	30/06/2021	T		6	WINDSOR WAY		CHELMSFORD	CM1 2TN	88	£3,750
£219,000	30/06/2021	F		43	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	60	£3,650
£620,000	30/06/2021	S		12	CURZON WAY		CHELMSFORD	CM2 6PF	170	£3,647
£565,000	30/06/2021	D		28	BEELEIGH LINK		CHELMSFORD	CM2 6RG	155	£3,645
£438,000	30/06/2021	D		36	NEW ENGLAND CLOSE	BICKNACRE	CHELMSFORD	CM3 4XA	123	£3,561
£445,000	30/06/2021	S		8	LARCH GROVE		CHELMSFORD	CM2 9LX	125	£3,560
£440,000	30/06/2021	S		14	IRIS CLOSE		CHELMSFORD	CM1 6XS	124	£3,548
£400,000	30/06/2021	S	71A		MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	113	£3,540
£395,000	30/06/2021	D		19	NORTH DELL		CHELMSFORD	CM1 6UP	113	£3,496
£399,995	30/06/2021	D		33	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ	115	£3,478
£650,000	30/06/2021	D		25	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DH	193	£3,368
£295,000	30/06/2021	T		22	THE WINDMILLS	BROOMFIELD	CHELMSFORD	CM1 7FD	88	£3,352
£235,000	30/06/2021	F		37	WELLFIELD	WRITTLE	CHELMSFORD	CM1 3LF	72	£3,264
£172,000	30/06/2021	F		112	KINGFISHER LODGE		CHELMSFORD	CM2 7JZ	56	£3,071
£320,000	30/06/2021	S		14	WEST AVENUE		CHELMSFORD	CM1 2DE	106	£3,019
£197,500	30/06/2021	F	20 BIRK BECK		WINDRUSH DRIVE		CHELMSFORD	CM1 7QR	66	£2,992
£350,000	30/06/2021	T		40	DUFFIELD ROAD		CHELMSFORD	CM2 9RS	122	£2,869
£775,000	30/06/2021	D		61	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AH	276	£2,808
£270,000	30/06/2021	T		12	TYTHE BARN WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PX	101	£2,673
£137,604	30/06/2021	F		56	CAVENDISH GARDENS		CHELMSFORD	CM2 6BB	60	£2,293
£300,000	30/06/2021	D		36	MASHBURY ROAD	GREAT WALTHAM	CHELMSFORD	CM3 1EN	213	£1,408
£229,000	01/07/2021	F		37	HARDY CLOSE		CHELMSFORD	CM1 1AE	47	£4,872
£491,000	01/07/2021	S		8	CHILTON CLOSE		CHELMSFORD	CM2 9TU	110	£4,464
£300,000	02/07/2021	T		36	READERS COURT		CHELMSFORD	CM2 8EX	74	£4,054
£183,000	02/07/2021	F	355A		SPRINGFIELD ROAD		CHELMSFORD	CM2 6AW	48	£3,813
£240,000	02/07/2021	F		367	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AW	71	£3,380
£143,500	02/07/2021	F		26	FOXGLOVE WAY		CHELMSFORD	CM1 6QS	45	£3,189
£280,000	06/07/2021	T		33	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WX	48	£5,833
£292,500	09/07/2021	T		2	CHURCH GREEN	BROOMFIELD	CHELMSFORD	CM1 7BD	58	£5,043
£291,000	09/07/2021	T		175	SPRINGFIELD ROAD		CHELMSFORD	CM2 6JP	68	£4,279
£320,000	09/07/2021	T		71	MEADGATE AVENUE		CHELMSFORD	CM2 7NQ	103	£3,107

£1,100,000	09/07/2021	D		GRASSMOOR		SOUTHEND ROAD		HOWE GREEN	CHELMSFORD	CM2 7TE	356	£3,090
£165,000	09/07/2021	F			54	BUCKLEBURY HEATH		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	58	£2,845
£575,000	12/07/2021	D			162	MAIN ROAD		DANBURY	CHELMSFORD	CM3 4DT	109	£5,275
£179,000	12/07/2021	F			186	TYLERS RIDE		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	48	£3,729
£179,995	12/07/2021	F			190	TYLERS RIDE		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	61	£2,951
£125,000	12/07/2021	F	FLAT 93	WELLS CRESCENT		VIADUCT ROAD			CHELMSFORD	CM1 1GR	66	£1,894
£172,000	13/07/2021	F			36	HALTWHISTLE ROAD		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF	46	£3,739
£650,000	14/07/2021	D		ALDERSBROOK		BOYTON CROSS		ROXWELL	CHELMSFORD	CM1 4LS	94	£6,915
£282,500	14/07/2021	S			8	TUGBY PLACE			CHELMSFORD	CM1 4XL	56	£5,045
£310,000	14/07/2021	T			26	VICTORIA CRESCENT			CHELMSFORD	CM1 1QF	72	£4,306
£270,000	14/07/2021	F			53	BURNELL GATE			CHELMSFORD	CM1 6ED	63	£4,286
£273,000	14/07/2021	T			20	BLACKWOOD CHINE		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	65	£4,200
£395,000	14/07/2021	S			8	FITZWALTER ROAD		BOREHAM	CHELMSFORD	CM3 3DA	97	£4,072
£225,000	14/07/2021	T			415	MEADGATE AVENUE			CHELMSFORD	CM2 7NN	60	£3,750
£162,500	15/07/2021	F			96	RAMSHAW DRIVE			CHELMSFORD	CM2 6UB	36	£4,514
£285,000	15/07/2021	F	FLAT 9	FENTON COURT		BURGESS SPRINGS			CHELMSFORD	CM1 1HW	70	£4,071
£325,000	15/07/2021	T			30	CRAMPHORN WALK			CHELMSFORD	CM1 2RD	80	£4,063
£220,000	15/07/2021	F			76	PARKINSON DRIVE			CHELMSFORD	CM1 3GH	58	£3,793
£170,000	15/07/2021	T			79	MELVILLE HEATH		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FX	60	£2,833
£455,000	16/07/2021	D			6	DOLBY RISE			CHELMSFORD	CM2 6XQ	90	£5,056
£332,000	16/07/2021	T			19	ST ANDREWS ROAD		BOREHAM	CHELMSFORD	CM3 3DL	75	£4,427
£170,000	16/07/2021	F			36	JEFFCUT ROAD			CHELMSFORD	CM2 6XN	41	£4,146
£593,000	19/07/2021	D		MILESTONE		BIRCHES WALK		GALLEYWOOD	CHELMSFORD	CM2 8TZ	118	£5,025
£320,000	19/07/2021	T			7	LIONFIELD TERRACE			CHELMSFORD	CM1 7RH	69	£4,638
£515,000	19/07/2021	D			15	ELRONDS REST		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WW	124	£4,153
£405,000	19/07/2021	S			18	MOUNT PLEASANT ROAD		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PA	118	£3,432
£377,000	20/07/2021	D			30	BLACKWOOD CHINE		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	94	£4,011
£425,000	20/07/2021	T			255	GLOUCESTER AVENUE			CHELMSFORD	CM2 9DX	123	£3,455
£425,000	21/07/2021	S			84	HILLSIDE GROVE			CHELMSFORD	CM2 9DB	84	£5,060
£339,000	22/07/2021	T		WELL COTTAGE		BARNES MILL ROAD			CHELMSFORD	CM2 6NL	40	£8,475
£345,000	22/07/2021	S			56	BRUCE GROVE			CHELMSFORD	CM2 9AZ	63	£5,476
£390,000	22/07/2021	S			574	GALLEYWOOD ROAD			CHELMSFORD	CM2 8BX	81	£4,815
£480,000	22/07/2021	S			6	MILBANK			CHELMSFORD	CM2 6YX	109	£4,404
£280,000	22/07/2021	T		16A		KEATS SQUARE		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ	71	£3,944
£221,000	22/07/2021	F			18	BURGHLEY WAY			CHELMSFORD	CM2 9LQ	60	£3,683
£256,500	23/07/2021	F	7	OLD COURT		ARBOUR LANE			CHELMSFORD	CM1 7UF	33	£7,773
£415,000	23/07/2021	D			10	ALYSSUM CLOSE			CHELMSFORD	CM1 6YF	79	£5,253
£243,500	23/07/2021	T			12	COBURG PLACE		SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY	54	£4,509
£218,000	23/07/2021	F			31	LAWN LANE			CHELMSFORD	CM1 6PR	51	£4,275
£165,000	23/07/2021	T			10	COLYERS REACH			CHELMSFORD	CM2 6RN	39	£4,231
£385,000	23/07/2021	D			15	WESTERINGS		DANBURY	CHELMSFORD	CM3 4ND	102	£3,775
£221,250	23/07/2021	T			13	WOOD DALE		GREAT BADDOW	CHELMSFORD	CM2 8EZ	59	£3,750
£775,000	23/07/2021	D			27	CHURCH ROAD		BOREHAM	CHELMSFORD	CM3 3BN	208	£3,726
£275,000	23/07/2021	T			59	HIGH STREET		GREAT BADDOW	CHELMSFORD	CM2 7HJ	74	£3,716
£580,000	23/07/2021	T			24	ALBATROSS WAY			CHELMSFORD	CM3 3FX	160	£3,625
£460,000	23/07/2021	S			4	OAT LEYS			CHELMSFORD	CM1 4FF	129	£3,566
£635,000	26/07/2021	D		CATESBY		CHURCH ROAD		WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ	170	£3,735
£94,000	26/07/2021	F			32	BOUNDERBY GROVE			CHELMSFORD	CM1 4XW	26	£3,615
£337,500	27/07/2021	S			23	SIDMOUTH ROAD			CHELMSFORD	CM1 6LR	55	£6,136

£435,000	27/07/2021	D		29	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	96	£4,531
£259,500	27/07/2021	T		43	HATFIELD GROVE		CHELMSFORD	CM1 3DF	64	£4,055
£450,000	27/07/2021	D		23	LONGACRE		CHELMSFORD	CM1 3BJ	123	£3,659
£348,000	27/07/2021	D		21	CROUCH BECK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JY	100	£3,480
£120,000	27/07/2021	F	105		HAVENCOURT VICTORIA ROAD		CHELMSFORD	CM1 1EA	45	£2,667
£850,000	28/07/2021	D			ACORNS MOOR HALL LANE	DANBURY	CHELMSFORD	CM3 4ER	145	£5,862
£140,000	28/07/2021	F		62	GODFREYS MEWS		CHELMSFORD	CM2 0XE	46	£3,043
£200,250	29/07/2021	T		86	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ	41	£4,884
£260,000	29/07/2021	T		72	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	56	£4,643
£375,500	29/07/2021	T		27	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PJ	81	£4,636
£290,000	29/07/2021	S		121	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SD	67	£4,328
£665,000	29/07/2021	D		31	GARDINER WAY	SPRINGFIELD	CHELMSFORD	CM1 6BS	156	£4,263
£326,050	29/07/2021	T		104	HEATH DRIVE		CHELMSFORD	CM2 9HG	81	£4,025
£572,500	29/07/2021	D		3	DENE COURT		CHELMSFORD	CM1 2JQ	164	£3,491
£218,000	30/07/2021	T		84	POLLARDS GREEN		CHELMSFORD	CM2 6UL	41	£5,317
£281,000	30/07/2021	T		78	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LS	55	£5,109
£635,000	30/07/2021	D		23	PYNE GATE	GALLEYWOOD	CHELMSFORD	CM2 8QG	129	£4,922
£270,000	30/07/2021	F	14		OLD COURT ARBOUR LANE		CHELMSFORD	CM1 7UF	55	£4,909
£250,000	30/07/2021	F		218	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU	54	£4,630
£255,000	30/07/2021	F		384	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT	56	£4,554
£230,000	30/07/2021	F		13	CORNISH GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XX	52	£4,423
£280,000	30/07/2021	T		16	ROTHBURY ROAD		CHELMSFORD	CM1 3DE	65	£4,308
£290,000	30/07/2021	T		24	MARCONI ROAD		CHELMSFORD	CM1 1QB	69	£4,203
£205,000	30/07/2021	F		50	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX	51	£4,020
£452,000	30/07/2021	T		32	EMBERSON CROFT		CHELMSFORD	CM1 4FD	114	£3,965
£290,000	30/07/2021	F		45	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	75	£3,867
£435,000	30/07/2021	T		77	HEATH DRIVE		CHELMSFORD	CM2 9HF	116	£3,750
£381,200	30/07/2021	S		3	RUSHLEYDALE		CHELMSFORD	CM1 6JX	103	£3,701
£455,000	30/07/2021	D		6	LYON CLOSE		CHELMSFORD	CM2 8NY	124	£3,669
£182,000	30/07/2021	F	10		JOSEPH COURT WRITTLE ROAD		CHELMSFORD	CM1 3WQ	57	£3,193
£120,000	30/07/2021	F		7	GUYS FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NF	42	£2,857
£380,000	02/08/2021	S		26	SIDMOUTH ROAD		CHELMSFORD	CM1 6LR	70	£5,429
£985,000	02/08/2021	D		20	HAMLET ROAD		CHELMSFORD	CM2 0EU	186	£5,296
£210,000	02/08/2021	T		24	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN	44	£4,773
£742,000	02/08/2021	D		17	CURZON WAY		CHELMSFORD	CM2 6PF	170	£4,365
£391,000	02/08/2021	D		35	RUNSELL VIEW	DANBURY	CHELMSFORD	CM3 4PE	97	£4,031
£297,000	02/08/2021	T		44	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF	81	£3,667
£325,000	02/08/2021	S		11	BEACHS DRIVE		CHELMSFORD	CM1 2NJ	92	£3,533
£210,000	02/08/2021	F		23	PARKINSON DRIVE		CHELMSFORD	CM1 3GU	60	£3,500
£242,500	02/08/2021	S		35	MENDIP ROAD		CHELMSFORD	CM1 2HN	71	£3,415
£174,000	02/08/2021	F		105	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	56	£3,107
£315,000	03/08/2021	S		66	DARNAY RISE		CHELMSFORD	CM1 4XA	64	£4,922
£315,000	03/08/2021	S		16	BRIAN CLOSE		CHELMSFORD	CM2 9EB	75	£4,200
£295,000	03/08/2021	S		16	BRIAN CLOSE		CHELMSFORD	CM2 9EB	75	£3,933
£168,000	03/08/2021	F		14	TRENT ROAD		CHELMSFORD	CM1 2LQ	61	£2,754
£565,000	04/08/2021	D		20	ST JAMES PARK		CHELMSFORD	CM1 2JG	101	£5,594
£353,000	04/08/2021	T		17	PADDOCK DRIVE		CHELMSFORD	CM1 6SS	74	£4,770
£650,000	04/08/2021	D		1	JUDGE ROAD	SPRINGFIELD	CHELMSFORD	CM2 6GN	148	£4,392
£495,000	04/08/2021	S		18	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	121	£4,091

£305,000	04/08/2021	F		36	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	75	£4,067
£720,000	04/08/2021	S		44	ST MICHAELS DRIVE	ROXWELL	CHELMSFORD	CM1 4NU	183	£3,934
£855,000	04/08/2021	D	SOUTHWINDS		CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ	218	£3,922
£220,000	04/08/2021	F		407	DURRANT COURT		CHELMSFORD	CM1 1UE	57	£3,860
£216,000	05/08/2021	T		46	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LS	45	£4,800
£400,000	05/08/2021	S		14	COWDRIE WAY	SPRINGFIELD	CHELMSFORD	CM2 6GL	91	£4,396
£175,000	05/08/2021	F		17	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	41	£4,268
£360,000	05/08/2021	S		20	ROMAN ROAD		CHELMSFORD	CM2 0HA	89	£4,045
£305,000	05/08/2021	T		228	LINNET DRIVE		CHELMSFORD	CM2 8AJ	80	£3,813
£840,000	06/08/2021	D	FOXWOOD		MOULSHAM STREET		CHELMSFORD	CM2 0JJ	145	£5,793
£405,000	06/08/2021	S		12	BROOK HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LL	71	£5,704
£710,000	06/08/2021	D	LYNDALE		TYE GREEN	GOOD EASTER	CHELMSFORD	CM1 4SH	132	£5,379
£510,000	06/08/2021	D		18	BARTON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UB	95	£5,368
£624,000	06/08/2021	D	SALUTISTE		BARRACK ROAD	MASHBURY	CHELMSFORD	CM1 4SE	123	£5,073
£458,000	06/08/2021	S		25	SMITHERS DRIVE		CHELMSFORD	CM2 7JP	95	£4,821
£333,000	06/08/2021	S		59	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR	70	£4,757
£265,000	06/08/2021	T		72	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	56	£4,732
£280,250	06/08/2021	T		15	PETREBROOK		CHELMSFORD	CM2 6QJ	60	£4,671
£990,000	06/08/2021	D		125	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DR	217	£4,562
£177,000	06/08/2021	T		55	COLYERS REACH		CHELMSFORD	CM2 6RW	40	£4,425
£1,480,000	06/08/2021	D		49	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DJ	346	£4,277
£299,495	06/08/2021	T		28	READERS COURT		CHELMSFORD	CM2 8EX	74	£4,047
£310,000	06/08/2021	T		38	HATFIELD GROVE		CHELMSFORD	CM1 3DF	81	£3,827
£695,000	06/08/2021	D		19	BURNELL GATE		CHELMSFORD	CM1 6ED	182	£3,819
£230,000	06/08/2021	F		12	KELVEDON CLOSE		CHELMSFORD	CM1 4DG	61	£3,770
£220,000	06/08/2021	F		5	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	62	£3,548
£135,000	06/08/2021	F	12A		MILDMAY ROAD		CHELMSFORD	CM2 0DX	43	£3,140
£240,000	06/08/2021	S		16	MAGNOLIA CLOSE		CHELMSFORD	CM2 9HU	136	£1,765
£785,000	09/08/2021	D	STONEYRIDGE		COLEMANS LANE	DANBURY	CHELMSFORD	CM3 4DN	152	£5,164
£385,000	09/08/2021	S		26	CAWKWELL CLOSE		CHELMSFORD	CM2 6SG	76	£5,066
£825,000	10/08/2021	D	STEVENS LODGE		MASHBURY ROAD	CHIGNAL ST JAMES	CHELMSFORD	CM1 4TX	174	£4,741
£139,000	10/08/2021	F		112	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	35	£3,971
£412,000	10/08/2021	D		14	HONEY CLOSE		CHELMSFORD	CM2 9SP	110	£3,745
£320,000	10/08/2021	T		374	DORSET AVENUE		CHELMSFORD	CM2 8HD	86	£3,721
£302,500	10/08/2021	T		16	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AE	87	£3,477
£260,000	10/08/2021	T		87	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JL	98	£2,653
£385,000	11/08/2021	S		69	DOWNSWAY		CHELMSFORD	CM1 6TT	77	£5,000
£345,000	11/08/2021	S		62	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6ED	70	£4,929
£265,000	11/08/2021	T		25	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	58	£4,569
£162,000	11/08/2021	F		26	GARDENERS		CHELMSFORD	CM2 8YU	41	£3,951
£200,000	11/08/2021	F		5	BUCKNELLS MEAD	HIGHWOOD	CHELMSFORD	CM1 3RH	58	£3,448
£399,950	11/08/2021	F	BANSTREETS HOUSE		BELL STREET		CHELMSFORD	CM2 7JS	119	£3,361
£285,000	11/08/2021	T		65	ARCHERS WAY		CHELMSFORD	CM2 8SB	89	£3,202
£330,000	12/08/2021	S		52	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	56	£5,893
£315,000	12/08/2021	T		11	CARTWRIGHT WALK		CHELMSFORD	CM2 6UJ	59	£5,339
£450,000	12/08/2021	S		49	WILKINSONS MEAD		CHELMSFORD	CM2 6QF	92	£4,891
£585,000	12/08/2021	S		45	LONGFIELD ROAD		CHELMSFORD	CM2 7QH	121	£4,835
£385,000	12/08/2021	S		20	NIBLICK GREEN		CHELMSFORD	CM3 3FS	81	£4,753
£440,000	12/08/2021	D		1	ARWEN GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZJ	97	£4,536

£375,000	12/08/2021	D		3	ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG	84	£4,464	
£170,000	12/08/2021	F		38	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FX	40	£4,250	
£375,000	12/08/2021	D		4	PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB	94	£3,989	
£399,995	12/08/2021	T		60	DRYWOODS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZG	121	£3,306	
£377,000	13/08/2021	S		14	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	76	£4,961	
£382,500	13/08/2021	D		36	GLADDEN FIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AH	81	£4,722	
£305,000	13/08/2021	T		16	GRAMPIAN GROVE		CHELMSFORD	CM1 2HJ	65	£4,692	
£327,000	13/08/2021	S		303	MEADGATE AVENUE		CHELMSFORD	CM2 7NL	76	£4,303	
£275,000	13/08/2021	T		315	BADDOW ROAD		CHELMSFORD	CM2 7QE	64	£4,297	
£377,500	13/08/2021	S		47	PENTLAND AVENUE		CHELMSFORD	CM1 4AY	90	£4,194	
£150,500	13/08/2021	F		6	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF	36	£4,181	
£270,000	13/08/2021	F		61	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	69	£3,913	
£675,000	13/08/2021	D		3	GLOVERS	GREAT LEIGHS	CHELMSFORD	CM3 1PY	178	£3,792	
£215,000	13/08/2021	F	19		LITTLE DOMINIE COURT	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GT	60	£3,583
£375,000	13/08/2021	T	21		DERWENT COURT	HOBART CLOSE		CHELMSFORD	CM1 2FN	107	£3,505
£321,500	13/08/2021	T		304	DORSET AVENUE		CHELMSFORD	CM2 8HD	101	£3,183	
£355,000	13/08/2021	S		59	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SJ	116	£3,060	
£189,000	13/08/2021	F	18		LITTLE DOMINIE COURT	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GT	70	£2,700
£840,000	16/08/2021	D		17	HORSE & GROOM LANE		CHELMSFORD	CM2 8PJ	162	£5,185	
£685,000	16/08/2021	D		34	PARK AVENUE		CHELMSFORD	CM1 2AA	138	£4,964	
£427,500	16/08/2021	D		25	WICKFIELD ASH		CHELMSFORD	CM1 4UT	87	£4,914	
£312,500	16/08/2021	S		2	COTSWOLD CRESCENT		CHELMSFORD	CM1 2HS	78	£4,006	
£310,000	16/08/2021	T		5	FINCHLAND VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GA	81	£3,827	
£220,000	16/08/2021	F		9	REYNARDS COURT		CHELMSFORD	CM2 7HU	62	£3,548	
£195,000	16/08/2021	F	FLAT 6		CHANCELLOR COURT	BROOMFIELD ROAD		CHELMSFORD	CM1 1RY	55	£3,545
£191,500	16/08/2021	F		51	MASCALLS WAY		CHELMSFORD	CM2 7NR	79	£2,424	
£395,000	17/08/2021	T		148	FALMOUTH ROAD	SPRINGFIELD		CHELMSFORD	CM1 6JB	73	£5,411
£210,000	17/08/2021	T		28	DAWBERRY PLACE	SOUTH WOODHAM FERRERS		CHELMSFORD	CM3 5ZQ	42	£5,000
£635,000	17/08/2021	D		9	KINGSFORD DRIVE		CHELMSFORD	CM2 6YR	138	£4,601	
£267,000	17/08/2021	T		65	CHERWELL DRIVE		CHELMSFORD	CM1 2JJ	78	£3,423	
£1,150,000	18/08/2021	D			WOOLMERS	THE STREET	PLESHEY	CHELMSFORD	CM3 1HQ	78	£14,744
£342,000	18/08/2021	S		21	ROCHFORD ROAD		CHELMSFORD	CM2 0EG	70	£4,886	
£315,500	18/08/2021	S		34	NAVIGATION ROAD		CHELMSFORD	CM2 6HD	68	£4,640	
£350,000	18/08/2021	S		43	FIRECREST ROAD		CHELMSFORD	CM2 8XL	85	£4,118	
£360,500	18/08/2021	D		20	RODING LEIGH	SOUTH WOODHAM FERRERS		CHELMSFORD	CM3 5JZ	88	£4,097
£480,000	18/08/2021	D	49A		EAST HANNINGFIELD ROAD	RETTENDON COMMON		CHELMSFORD	CM3 8EQ	130	£3,692
£525,000	18/08/2021	S	WILLOWS		BACK LANE	FORD END		CHELMSFORD	CM3 1LG	150	£3,500
£185,975	18/08/2021	F		29	EVELYN PLACE		CHELMSFORD	CM1 3GZ	59	£3,152	
£330,000	19/08/2021	S		22	WALLACE CRESCENT		CHELMSFORD	CM2 9QL	53	£6,226	
£330,000	19/08/2021	S		2	SPENCER COURT	SOUTH WOODHAM FERRERS		CHELMSFORD	CM3 5WQ	60	£5,500
£300,000	19/08/2021	T		77	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR	64	£4,688	
£526,500	19/08/2021	D		5	FORTINBRAS WAY		CHELMSFORD	CM2 9JA	115	£4,578	
£455,000	19/08/2021	S		111	LADY LANE		CHELMSFORD	CM2 0TJ	105	£4,333	
£260,000	19/08/2021	F		52	BERKELY DRIVE		CHELMSFORD	CM2 6XR	68	£3,824	
£410,000	20/08/2021	S		20	REMBRANDT GROVE		CHELMSFORD	CM1 6GH	77	£5,325	
£710,000	20/08/2021	S		161	NEW LONDON ROAD		CHELMSFORD	CM2 0AA	139	£5,108	
£385,000	20/08/2021	S		38	PARK AVENUE		CHELMSFORD	CM1 2AA	85	£4,529	
£410,000	20/08/2021	S		14	HOPKINS MEAD		CHELMSFORD	CM2 6SS	92	£4,457	
£330,000	20/08/2021	S		99	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6EE	75	£4,400	

£420,499	20/08/2021	T	7	ASHMEADS		CHELMSFORD	CM2 9FJ	96	£4,380
£337,000	20/08/2021	T	26	HILLARY CLOSE		CHELMSFORD	CM1 7RR	77	£4,377
£337,995	20/08/2021	T	105	ROBIN WAY		CHELMSFORD	CM2 8AU	78	£4,333
£490,000	20/08/2021	S	27	PATCHING HALL LANE		CHELMSFORD	CM1 4BT	115	£4,261
£442,500	20/08/2021	T	18	DUKE STREET		CHELMSFORD	CM1 1HL	104	£4,255
£205,000	20/08/2021	F	3	MITTON VALE		CHELMSFORD	CM2 6UZ	49	£4,184
£416,000	20/08/2021	S	18	COOMBE RISE	BROOMFIELD	CHELMSFORD	CM1 7DG	100	£4,160
£325,000	20/08/2021	T	58	PYMS ROAD		CHELMSFORD	CM2 8PY	79	£4,114
£324,000	20/08/2021	T	35	HATFIELD GROVE		CHELMSFORD	CM1 3DF	84	£3,857
£660,000	20/08/2021	D	20	DRYWOODS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZG	172	£3,837
£380,000	20/08/2021	T	8	PARK AVENUE		CHELMSFORD	CM1 2AA	100	£3,800
£345,000	20/08/2021	S	181	BADDOW ROAD		CHELMSFORD	CM2 7PZ	91	£3,791
£172,000	20/08/2021	F	8	WEST LAWN		CHELMSFORD	CM2 8SJ	48	£3,583
£475,000	20/08/2021	T	17	CROUCH VIEW	RETTENDON COMMON	CHELMSFORD	CM3 8DS	135	£3,519
£1,360,000	23/08/2021	D		CHARNWOOD	LINKS DRIVE	CHELMSFORD	CM2 9AW	262	£5,191
£370,000	23/08/2021	S	117	LINNET DRIVE		CHELMSFORD	CM2 8AG	86	£4,302
£258,750	23/08/2021	T	1	SCHOOL VIEW ROAD		CHELMSFORD	CM1 2PE	65	£3,981
£385,000	23/08/2021	D	54	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX	99	£3,889
£240,000	24/08/2021	S	131	HEATH DRIVE		CHELMSFORD	CM2 9HQ	N/A	#VALUE!
£550,000	24/08/2021	D	45	CHELMERTON AVENUE		CHELMSFORD	CM2 9RF	63	£8,730
£460,000	24/08/2021	S	44	PENTLAND AVENUE		CHELMSFORD	CM1 4AZ	96	£4,792
£265,000	24/08/2021	F	34	KELVEDON CLOSE		CHELMSFORD	CM1 4DG	62	£4,274
£305,000	24/08/2021	T	77	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	74	£4,122
£315,000	24/08/2021	T	65	CHURCH HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LS	83	£3,795
£193,000	24/08/2021	F	19	AZALEA COURT		CHELMSFORD	CM1 6YL	51	£3,784
£153,000	24/08/2021	F	50	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ	47	£3,255
£1,452,500	25/08/2021	D		THE RED HOUSE	COOKSMILL GREEN	CHELMSFORD	CM1 3SJ	206	£7,051
£226,000	25/08/2021	S	42	VERMEER RIDE		CHELMSFORD	CM1 6GA	38	£5,947
£340,000	25/08/2021	T	4	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	64	£5,313
£1,150,000	25/08/2021	D	7	HIGH PASTURES	LITTLE BADDOW	CHELMSFORD	CM3 4TS	247	£4,656
£600,000	25/08/2021	D	5	BIRDIE CLOSE		CHELMSFORD	CM3 3FW	133	£4,511
£485,000	25/08/2021	T	7	THE RYLE	WRITTLE	CHELMSFORD	CM1 3JQ	109	£4,450
£211,000	25/08/2021	F	52	STANLEY RISE	SPRINGFIELD	CHELMSFORD	CM2 6PL	56	£3,768
£465,000	25/08/2021	S	21	TOTNES WALK		CHELMSFORD	CM1 6LU	128	£3,633
£312,000	25/08/2021	S	47	BUTTERFIELD ROAD	BOREHAM	CHELMSFORD	CM3 3BS	91	£3,429
£165,000	25/08/2021	F	22	CLEMATIS TYE		CHELMSFORD	CM1 6GL	51	£3,235
£224,000	25/08/2021	T	2	BELL STREET	GREAT BADDOW	CHELMSFORD	CM2 7JR	86	£2,605
£790,000	26/08/2021	D	43	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NS	N/A	#VALUE!
£465,000	26/08/2021	S	28	ST JOHNS GREEN		CHELMSFORD	CM1 3DZ	80	£5,813
£476,000	26/08/2021	S	51	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BX	89	£5,348
£565,000	26/08/2021	D	18	ST CLERES WAY	DANBURY	CHELMSFORD	CM3 4AE	109	£5,183
£637,000	26/08/2021	S	412	BADDOW ROAD		CHELMSFORD	CM2 9RB	127	£5,016
£490,000	26/08/2021	D	33	MANSFIELDS	WRITTLE	CHELMSFORD	CM1 3NH	104	£4,712
£425,000	26/08/2021	S	43	RECTORY ROAD	WRITTLE	CHELMSFORD	CM1 3HL	92	£4,620
£430,000	26/08/2021	S	51	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT	94	£4,574
£520,000	26/08/2021	D	59	SPALDING WAY		CHELMSFORD	CM2 7NZ	116	£4,483
£220,000	26/08/2021	F	59	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	51	£4,314
£480,000	26/08/2021	S	1	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY	112	£4,286
£200,000	26/08/2021	F	30	BROOKLANDS WALK		CHELMSFORD	CM2 9BH	48	£4,167

£201,000	26/08/2021	F		132	CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7UR	51	£3,941	
£460,000	26/08/2021	T		119	MILDMAY ROAD		CHELMSFORD	CM2 0DS	124	£3,710	
£340,000	26/08/2021	T		23	FIRTREE RISE		CHELMSFORD	CM2 9HS	92	£3,696	
£399,995	26/08/2021	S		22	WOODROFFE CLOSE		CHELMSFORD	CM2 6RS	112	£3,571	
£625,000	26/08/2021	D	SANDON HOUSE		MAIN ROAD	FORD END	CHELMSFORD	CM3 1LL	180	£3,472	
£416,000	26/08/2021	T		2	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY	124	£3,355	
£365,000	27/08/2021	S		2	PEDLARS PATH	DANBURY	CHELMSFORD	CM3 4HZ	69	£5,290	
£475,000	27/08/2021	D		74	COLYERS REACH		CHELMSFORD	CM2 6RN	93	£5,108	
£904,500	27/08/2021	D		59	PERTWEE DRIVE		CHELMSFORD	CM2 8HE	180	£5,025	
£280,000	27/08/2021	T		31	NAVIGATION ROAD		CHELMSFORD	CM2 6HE	59	£4,746	
£250,000	27/08/2021	S		60	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW	53	£4,717	
£176,000	27/08/2021	T		53	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT	39	£4,513	
£314,000	27/08/2021	T		15	KETLEYS		CHELMSFORD	CM2 8YL	70	£4,486	
£182,500	27/08/2021	T		20	ANSON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YJ	41	£4,451	
£580,000	27/08/2021	D		4	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PQ	132	£4,394	
£220,000	27/08/2021	F		124	WOOD STREET		CHELMSFORD	CM2 8BL	51	£4,314	
£220,000	27/08/2021	F		75	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	53	£4,151	
£1,035,000	27/08/2021	D		17	SIDNEY PLACE	SPRINGFIELD	CHELMSFORD	CM1 6BE	253	£4,091	
£186,000	27/08/2021	T		24	TAMAR RISE		CHELMSFORD	CM1 7QN	47	£3,957	
£445,000	27/08/2021	S		1	LITTELL TWEED		CHELMSFORD	CM2 6SH	113	£3,938	
£275,000	27/08/2021	F	FLAT 3		FENTON COURT	BURGESS SPRINGS	CHELMSFORD	CM1 1HW	70	£3,929	
£360,000	27/08/2021	T		3	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	92	£3,913	
£332,000	27/08/2021	T		73	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LW	85	£3,906	
£275,000	27/08/2021	T		33	ORANGE TREE CLOSE		CHELMSFORD	CM2 9ND	77	£3,571	
£413,000	27/08/2021	S			GLENMORE	BLASFORD HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3PF	117	£3,530
£205,000	27/08/2021	F	FLAT 7		THE PHOENIX, 41	NEW STREET	CHELMSFORD	CM1 1PT	62	£3,306	
£290,000	27/08/2021	T		170	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8YT	93	£3,118	
£112,500	27/08/2021	F		45	BRASSIE WOOD		CHELMSFORD	CM3 3FP	59	£1,907	
£1,620,000	31/08/2021	D			MEADOWLANDS	SOUTHVIEW ROAD	DANBURY	CHELMSFORD	CM3 4DX	300	£5,400
£367,500	31/08/2021	S		28	KIRK PLACE		CHELMSFORD	CM2 6TN	70	£5,250	
£340,000	31/08/2021	S			EBENEZER COTTAGE	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EP	66	£5,152
£272,500	31/08/2021	F	FLAT 4		WHITTLES HALL, 347	SPRINGFIELD ROAD	CHELMSFORD	CM2 6AN	53	£5,142	
£425,000	31/08/2021	D		19	MURRELL LOCK		CHELMSFORD	CM2 6SW	84	£5,060	
£522,500	31/08/2021	S		6	CONDOR GATE		CHELMSFORD	CM3 3FU	118	£4,428	
£500,000	31/08/2021	S		41	MARTINGALE DRIVE		CHELMSFORD	CM1 6FN	114	£4,386	
£330,000	31/08/2021	T		21	DELAMERE ROAD		CHELMSFORD	CM1 2TG	84	£3,929	
£195,000	31/08/2021	F	FLAT 24		BURWOOD COURT	GOLDLAY AVENUE	CHELMSFORD	CM2 0TW	58	£3,362	
£195,000	31/08/2021	F		16	VICTORIA COURT		CHELMSFORD	CM1 1GP	59	£3,305	
£117,250	31/08/2021	F	23		ECCLES COURT	BURGESS SPRINGS	CHELMSFORD	CM1 1JB	69	£1,699	
£495,000	01/09/2021	S		66	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL	82	£6,037	
£212,500	01/09/2021	S		45	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YB	37	£5,743	
£287,500	01/09/2021	F		130	VICTORIA COURT		CHELMSFORD	CM1 1GP	62	£4,637	
£168,000	01/09/2021	F		58	VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JN	38	£4,421	
£300,000	01/09/2021	F		22	RENNOLDSON GREEN		CHELMSFORD	CM2 9FY	68	£4,412	
£307,500	01/09/2021	S		9	PASTON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UA	71	£4,331	
£196,500	01/09/2021	F	8		STONHAM PLACE	CHELMER ROAD	CHELMSFORD	CM2 6DG	49	£4,010	
£205,000	01/09/2021	F		16	HAIG COURT		CHELMSFORD	CM2 0BH	57	£3,596	
£540,000	01/09/2021	D		9	ELM CLOSE	GREAT BADDOW	CHELMSFORD	CM2 8DX	151	£3,576	
£350,000	01/09/2021	D		13	CHASE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PR	105	£3,333	

£410,000	01/09/2021	S		43	MILBURN CRESCENT		CHELMSFORD	CM1 3DA	126	£3,254
£230,000	01/09/2021	F		50	HARBERD TYE		CHELMSFORD	CM2 9GJ	71	£3,239
£323,000	01/09/2021	T		72	ST FABIAN DRIVE		CHELMSFORD	CM1 2PR	153	£2,111
£565,000	02/09/2021	D		71	BEACHS DRIVE		CHELMSFORD	CM1 2NJ	92	£6,141
£565,000	02/09/2021	D		2	GOLDENACRES		CHELMSFORD	CM1 6YT	111	£5,090
£645,000	02/09/2021	S		2	SUNNINGDALE ROAD		CHELMSFORD	CM1 2NH	136	£4,743
£458,000	02/09/2021	D		21	YELDHAM LOCK		CHELMSFORD	CM2 6RP	102	£4,490
£390,000	02/09/2021	S		49	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DU	90	£4,333
£355,000	02/09/2021	F	FLAT 8	211	NEW LONDON ROAD		CHELMSFORD	CM2 0AJ	82	£4,329
£655,000	02/09/2021	D	RECTORY COTTAGE		CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ	164	£3,994
£260,000	02/09/2021	T		469	MEADGATE AVENUE		CHELMSFORD	CM2 7NN	84	£3,095
£175,000	03/09/2021	T		51	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT	20	£8,750
£412,000	03/09/2021	S	EIDELWEISS		OLD WICKFORD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QS	78	£5,282
£365,000	03/09/2021	S		2	GAINSBOROUGH CRESCENT		CHELMSFORD	CM2 6DJ	78	£4,679
£415,000	03/09/2021	D		7	THE WILLOWS	BOREHAM	CHELMSFORD	CM3 3DJ	89	£4,663
£342,500	03/09/2021	F		11	LITTLE ORCHARDS	BROOMFIELD	CHELMSFORD	CM1 7EP	76	£4,507
£425,000	03/09/2021	D		102	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR	95	£4,474
£318,000	03/09/2021	F		163	WHARF ROAD		CHELMSFORD	CM2 6FS	74	£4,297
£329,950	03/09/2021	S		9	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	80	£4,124
£275,000	03/09/2021	F	12A		RECTORY LANE		CHELMSFORD	CM1 1RE	68	£4,044
£435,000	03/09/2021	D		106	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR	113	£3,850
£225,000	03/09/2021	F		20	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	59	£3,814
£295,000	03/09/2021	T		48	BURNELL GATE		CHELMSFORD	CM1 6ED	78	£3,782
£330,000	03/09/2021	S		32	WHITEHOUSE CRESCENT		CHELMSFORD	CM2 7LW	88	£3,750
£185,000	03/09/2021	F		177	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	72	£2,569
£470,000	06/09/2021	S	HAWTHORNS		THE RIDGE	LITTLE BADDOW	CHELMSFORD	CM3 4RT	71	£6,620
£360,000	06/09/2021	T		63	LABURNUM DRIVE		CHELMSFORD	CM2 9NS	73	£4,932
£490,000	06/09/2021	D		3	ANJOU GREEN		CHELMSFORD	CM1 6EE	101	£4,851
£470,000	06/09/2021	D		18	HOYNORS	DANBURY	CHELMSFORD	CM3 4RL	103	£4,563
£681,000	06/09/2021	D		51	TORQUAY ROAD		CHELMSFORD	CM1 7NX	151	£4,510
£182,000	06/09/2021	F		65	BEELEIGH LINK		CHELMSFORD	CM2 6PH	44	£4,136
£275,000	06/09/2021	F		32	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	68	£4,044
£318,000	06/09/2021	T		94	PYMS ROAD		CHELMSFORD	CM2 8PX	80	£3,975
£320,000	06/09/2021	S	WAYFARERS		BACK LANE	FORD END	CHELMSFORD	CM3 1LG	104	£3,077
£200,000	07/09/2021	S		8	CHELMER AVENUE	LITTLE WALTHAM	CHELMSFORD	CM3 3PB	N/A	#VALUE!
£385,000	07/09/2021	T		41	LITTELL TWEED		CHELMSFORD	CM2 6SH	53	£7,264
£237,500	07/09/2021	F		17	SEARLE CLOSE		CHELMSFORD	CM2 9GB	56	£4,241
£295,000	07/09/2021	T		3	FOREMANS		CHELMSFORD	CM1 2GQ	72	£4,097
£455,000	07/09/2021	S		23	COOMBE RISE	BROOMFIELD	CHELMSFORD	CM1 7DG	117	£3,889
£152,000	07/09/2021	F		27	ABBOTTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SR	43	£3,535
£82,500	07/09/2021	F	1 WATERHOUSE COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1QZ	82	£1,006
£400,000	08/09/2021	S		41	OSPREY WAY		CHELMSFORD	CM2 8XU	91	£4,396
£440,000	09/09/2021	D		38	BRASSIE WOOD		CHELMSFORD	CM3 3FQ	N/A	#VALUE!
£400,000	09/09/2021	D		15	JUBILEE AVENUE	BROOMFIELD	CHELMSFORD	CM1 7HE	55	£7,273
£323,000	09/09/2021	S		5	REMBRANDT GROVE		CHELMSFORD	CM1 6GD	51	£6,333
£440,100	09/09/2021	D		61	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ	90	£4,890
£335,000	09/09/2021	S		44	PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX	88	£3,807
£103,000	09/09/2021	F		8	EMBERSON COURT		CHELMSFORD	CM2 6TP	28	£3,679
£365,000	09/09/2021	T		37	OLD MOORS	GREAT LEIGHS	CHELMSFORD	CM3 1GX	101	£3,614

£725,000	10/09/2021	D			100	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4DH	N/A	#VALUE!
£940,000	10/09/2021	D	ROBINS			THE BRINGEY	GREAT BADDOW	CHELMSFORD	CM2 7JW	130	£7,231
£250,000	10/09/2021	T			9	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	42	£5,952
£375,000	10/09/2021	T			34	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XY	64	£5,859
£350,000	10/09/2021	T			11	SCHOOL VIEW ROAD		CHELMSFORD	CM1 2PE	61	£5,738
£322,000	10/09/2021	S			4	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	58	£5,552
£300,000	10/09/2021	S			9	ELLIOT CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YN	58	£5,172
£425,000	10/09/2021	S			129	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	84	£5,060
£450,000	10/09/2021	S	1	WOODLANDS COTTAGES		MAIN ROAD	BICKNACRE	CHELMSFORD	CM3 4HW	91	£4,945
£260,000	10/09/2021	F	FLAT 4	1A		HIGH STREET		CHELMSFORD	CM1 1BE	55	£4,727
£595,000	10/09/2021	S			55	HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PJ	129	£4,612
£340,000	10/09/2021	F			60	HARDY CLOSE		CHELMSFORD	CM1 1AE	74	£4,595
£330,000	10/09/2021	T			17	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	73	£4,521
£425,000	10/09/2021	S			6	FENNFIELDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RZ	101	£4,208
£565,000	10/09/2021	D			62	WATCHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8PU	135	£4,185
£205,000	10/09/2021	F			31	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	49	£4,184
£350,000	10/09/2021	S			64	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3BY	84	£4,167
£560,000	10/09/2021	T			3	USBORNE MEWS	WRITTLE	CHELMSFORD	CM1 3FD	136	£4,118
£339,000	10/09/2021	T			28	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SQ	84	£4,036
£675,000	10/09/2021	D			17	ROTHESAY AVENUE		CHELMSFORD	CM2 9BU	171	£3,947
£320,000	10/09/2021	T			42	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF	82	£3,902
£320,000	10/09/2021	T			143	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DU	83	£3,855
£220,000	10/09/2021	F			38	HOBART CLOSE		CHELMSFORD	CM1 2ES	59	£3,729
£381,000	10/09/2021	T			4	GREAT COB		CHELMSFORD	CM1 6LA	104	£3,663
£205,000	10/09/2021	F			52	CHURCHILL RISE		CHELMSFORD	CM1 6FD	58	£3,534
£250,000	10/09/2021	T			7	WEIGHT ROAD		CHELMSFORD	CM2 6LE	94	£2,660
£98,000	10/09/2021	F	42	NEWCOMBE COURT		BURGESS SPRINGS		CHELMSFORD	CM1 1QN	47	£2,085
£975,000	13/09/2021	D		WOODSIDE COTTAGE		MAIN ROAD	BICKNACRE	CHELMSFORD	CM3 4HW	177	£5,508
£247,500	13/09/2021	F			19	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF	63	£3,929
£870,000	14/09/2021	D			26	THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NS	N/A	#VALUE!
£602,500	14/09/2021	S			8	ST FABIANS DRIVE		CHELMSFORD	CM1 2PR	134	£4,496
£345,000	14/09/2021	S			81	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EH	83	£4,157
£230,000	14/09/2021	F			10	WOOD DALE	GREAT BADDOW	CHELMSFORD	CM2 8EZ	59	£3,898
£305,000	14/09/2021	T			208	MEADGATE AVENUE		CHELMSFORD	CM2 7LL	80	£3,813
£400,000	14/09/2021	S			1	KENNET WAY		CHELMSFORD	CM1 2JP	116	£3,448
£375,000	15/09/2021	D		LITTLE MOAT COTTAGE		THE STREET	PLESHEY	CHELMSFORD	CM3 1HG	N/A	#VALUE!
£365,000	15/09/2021	T			1	MEON CLOSE		CHELMSFORD	CM1 7QG	86	£4,244
£222,000	15/09/2021	F	19	JOSEPH COURT		WRITTLE ROAD		CHELMSFORD	CM1 3WQ	58	£3,828
£290,000	15/09/2021	T			11	READERS COURT		CHELMSFORD	CM2 8EU	83	£3,494
£410,000	15/09/2021	D			36	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GY	136	£3,015
£245,999	16/09/2021	T			20	BURTON PLACE		CHELMSFORD	CM2 6TY	41	£6,000
£475,000	16/09/2021	S			65	THIRD AVENUE		CHELMSFORD	CM1 4EX	86	£5,523
£673,000	16/09/2021	D			22	REDGATES PLACE		CHELMSFORD	CM2 6BG	129	£5,217
£542,500	16/09/2021	D			44	PAVITT MEADOW	GALLEYWOOD	CHELMSFORD	CM2 8RQ	112	£4,844
£380,000	16/09/2021	S			102	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX	80	£4,750
£425,000	16/09/2021	T			27	NEW ROAD	BROOMFIELD	CHELMSFORD	CM1 7AN	93	£4,570
£310,000	16/09/2021	T			19	MARIGOLD CLOSE		CHELMSFORD	CM1 6XU	68	£4,559
£290,000	16/09/2021	T			6	BOHUN CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1NY	65	£4,462
£225,000	16/09/2021	F			68	WICKHAM CRESCENT		CHELMSFORD	CM1 4WD	52	£4,327

£787,000	16/09/2021	S			112	MOULSHAM STREET		CHELMSFORD	CM2 0JN	186	£4,231
£330,000	16/09/2021	T			43	BARNARD ROAD		CHELMSFORD	CM2 8RR	78	£4,231
£190,000	16/09/2021	F	FLAT 3	ROBERTS COURT		BADDOW ROAD		CHELMSFORD	CM2 9RQ	50	£3,800
£300,000	16/09/2021	S			188	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LG	89	£3,371
£180,000	16/09/2021	F			44	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	54	£3,333
£311,000	16/09/2021	T			9	CHILTERN CLOSE		CHELMSFORD	CM1 2GJ	97	£3,206
£785,000	17/09/2021	D		OAK LODGE		SOUTHWOOD CHASE	DANBURY	CHELMSFORD	CM3 4LL	83	£9,458
£340,000	17/09/2021	T			175	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AY	54	£6,296
£470,000	17/09/2021	S			7	SEVENTH AVENUE		CHELMSFORD	CM1 4EE	75	£6,267
£210,000	17/09/2021	F	9	OXNEY PLACE, 210		ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	36	£5,833
£270,000	17/09/2021	F			23	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	52	£5,192
£415,000	17/09/2021	T			4	JUDGE ROAD	SPRINGFIELD	CHELMSFORD	CM2 6GN	87	£4,770
£350,000	17/09/2021	S	4	LIONFIELD COTTAGES		MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3HQ	75	£4,667
£305,000	17/09/2021	T			164	BADDOW ROAD		CHELMSFORD	CM2 9QW	69	£4,420
£430,000	17/09/2021	D			4	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW	103	£4,175
£300,000	17/09/2021	F			5	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	73	£4,110
£197,500	17/09/2021	F			36	BOSWELLS DRIVE		CHELMSFORD	CM2 6LD	50	£3,950
£310,500	17/09/2021	T			242	LINNET DRIVE		CHELMSFORD	CM2 8AJ	80	£3,881
£205,500	17/09/2021	F	FLAT 27	SPALDING COURT		CEDAR AVENUE		CHELMSFORD	CM1 2UZ	57	£3,605
£675,000	17/09/2021	D			30	BRICKBARN	GREAT LEIGHS	CHELMSFORD	CM3 1JL	207	£3,261
£90,000	17/09/2021	F			16	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	72	£1,250
£390,000	20/09/2021	D			47	QUILP DRIVE		CHELMSFORD	CM1 4YA	83	£4,699
£213,000	20/09/2021	F	10	SAINTS COURT		KINGS ROAD		CHELMSFORD	CM1 4FS	47	£4,532
£353,000	20/09/2021	T			8	HAWFINCH WALK		CHELMSFORD	CM2 8BD	78	£4,526
£435,000	20/09/2021	S			44	SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DR	107	£4,065
£360,000	20/09/2021	S			98	BRAMWOODS ROAD		CHELMSFORD	CM2 7LT	91	£3,956
£395,000	20/09/2021	S			18	PERTWEE DRIVE		CHELMSFORD	CM2 8DZ	101	£3,911
£482,500	20/09/2021	T			49	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	138	£3,496
£300,000	20/09/2021	T			6	WELLINGTON CLOSE		CHELMSFORD	CM1 2EE	87	£3,448
£394,000	21/09/2021	S			38	GERARD GARDENS		CHELMSFORD	CM2 9GD	67	£5,881
£227,000	21/09/2021	T			1	LOBELIA CLOSE		CHELMSFORD	CM1 6YE	39	£5,821
£260,000	21/09/2021	F	31	RIVERS HOUSE, 129		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JL	61	£4,262
£310,000	21/09/2021	T			35	HARROW WAY		CHELMSFORD	CM2 7AT	88	£3,523
£965,000	22/09/2021	D		THE THATCHED COTTAGE		CHIGNAL ROAD	CHIGNAL SMEALEY	CHELMSFORD	CM1 4SZ	174	£5,546
£742,500	22/09/2021	D		EASTWYN		BACK LANE	PLESHEY	CHELMSFORD	CM3 1HL	138	£5,380
£318,000	22/09/2021	T			10	ANCHOR STREET		CHELMSFORD	CM2 0JY	61	£5,213
£405,000	22/09/2021	S			24	BOYNE DRIVE		CHELMSFORD	CM1 7QW	84	£4,821
£390,000	22/09/2021	S			9	BEECHES ROAD		CHELMSFORD	CM1 2RS	82	£4,756
£835,000	22/09/2021	D		GLEBELANDS		LUCKS LANE	HOWE STREET	CHELMSFORD	CM3 1BP	185	£4,514
£436,500	22/09/2021	S			80	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JA	109	£4,005
£675,000	22/09/2021	D			82	BERWICK AVENUE		CHELMSFORD	CM1 4BD	174	£3,879
£310,000	22/09/2021	S			3	GLENDALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TS	81	£3,827
£310,000	22/09/2021	S			5	TRENT ROAD		CHELMSFORD	CM1 2LG	84	£3,690
£335,000	22/09/2021	T			51	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6SN	92	£3,641
£185,000	22/09/2021	F			39	CROCUS WAY		CHELMSFORD	CM1 6XP	52	£3,558
£405,000	22/09/2021	S			32	LINNET DRIVE		CHELMSFORD	CM2 8AE	115	£3,522
£293,000	23/09/2021	T			52	COLYERS REACH		CHELMSFORD	CM2 6RN	49	£5,980
£320,000	23/09/2021	S			15	ROMAN ROAD		CHELMSFORD	CM2 0HB	56	£5,714
£290,000	23/09/2021	T			127	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	60	£4,833

£338,000	23/09/2021	T		44	DAFFODIL WAY		CHELMSFORD	CM1 6XE	71	£4,761	
£418,000	23/09/2021	D		4	ARWEN GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZJ	89	£4,697	
£850,000	23/09/2021	D		13	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	195	£4,359	
£368,000	23/09/2021	S		43	TEES ROAD		CHELMSFORD	CM1 7QH	86	£4,279	
£575,000	23/09/2021	D		43	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PQ	136	£4,228	
£530,000	23/09/2021	D		22	DRYWOODS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZG	127	£4,173	
£200,000	23/09/2021	F		405	DURRANT COURT		CHELMSFORD	CM1 1UE	55	£3,636	
£210,000	23/09/2021	F		21	SONTERS DOWN	RETTENDON COMMON	CHELMSFORD	CM3 8EU	63	£3,333	
£145,000	23/09/2021	F		92	GODFREYS MEWS		CHELMSFORD	CM2 0XE	47	£3,085	
£635,000	24/09/2021	D		7	PONDS ROAD		CHELMSFORD	CM2 8QP	97	£6,546	
£1,000,000	24/09/2021	D			THURSFIELD	MOOR HALL LANE	DANBURY	CHELMSFORD	CM3 4ER	164	£6,098
£565,000	24/09/2021	S	2		COPLAND COTTAGES	NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TG	100	£5,650
£400,000	24/09/2021	T		28	LUCAS AVENUE		CHELMSFORD	CM2 9JL	74	£5,405	
£320,000	24/09/2021	T	21A		ORMESBY CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AR	60	£5,333	
£811,250	24/09/2021	D		5	THE LINTONS	SANDON	CHELMSFORD	CM2 7UA	157	£5,167	
£950,000	24/09/2021	D		14	MILL LANE	DANBURY	CHELMSFORD	CM3 4LF	184	£5,163	
£885,000	24/09/2021	D			GOODDAY COTTAGE	POSTMANS LANE	LITTLE BADDOW	CHELMSFORD	CM3 4SF	176	£5,028
£356,000	24/09/2021	T		42	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EH	71	£5,014	
£470,115	24/09/2021	D		84	BEECHES ROAD		CHELMSFORD	CM1 2RX	94	£5,001	
£365,000	24/09/2021	D		1	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XY	73	£5,000	
£292,750	24/09/2021	T		55	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	59	£4,962	
£360,000	24/09/2021	T		243	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DX	74	£4,865	
£570,000	24/09/2021	S		17	SIXTH AVENUE		CHELMSFORD	CM1 4ED	118	£4,831	
£622,000	24/09/2021	D		35	PARKDALE	DANBURY	CHELMSFORD	CM3 4EH	129	£4,822	
£450,000	24/09/2021	D	89A		PYMS ROAD		CHELMSFORD	CM2 8PX	96	£4,688	
£290,000	24/09/2021	F	53A		HILL ROAD		CHELMSFORD	CM2 6HP	62	£4,677	
£425,000	24/09/2021	S		23	JUNIPER DRIVE		CHELMSFORD	CM2 9HL	93	£4,570	
£460,000	24/09/2021	S		37	ISAAC SQUARE	GREAT BADDOW	CHELMSFORD	CM2 7PP	101	£4,554	
£415,000	24/09/2021	D		139	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NP	92	£4,511	
£320,000	24/09/2021	T		2	LAVENDER COURT		CHELMSFORD	CM1 6YH	72	£4,444	
£378,500	24/09/2021	S		86	MARCONI ROAD		CHELMSFORD	CM1 1QE	86	£4,401	
£515,000	24/09/2021	D		23	TYRELLS WAY	GREAT BADDOW	CHELMSFORD	CM2 7DP	119	£4,328	
£435,000	24/09/2021	S		20	RIFFHAMS DRIVE	GREAT BADDOW	CHELMSFORD	CM2 7DD	101	£4,307	
£300,000	24/09/2021	T		19	BELVEDERE CLOSE	DANBURY	CHELMSFORD	CM3 4RG	70	£4,286	
£230,000	24/09/2021	F		6	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	55	£4,182	
£207,500	24/09/2021	F		26	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	51	£4,069	
£425,000	24/09/2021	D		17	CORNFIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UD	105	£4,048	
£190,000	24/09/2021	F		76	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	47	£4,043	
£327,000	24/09/2021	T		6	YARWOOD ROAD		CHELMSFORD	CM2 6EJ	81	£4,037	
£605,000	24/09/2021	D		20	BRAGANZA WAY	SPRINGFIELD	CHELMSFORD	CM1 6AP	153	£3,954	
£500,000	24/09/2021	S		44	BURNELL GATE		CHELMSFORD	CM1 6ED	127	£3,937	
£430,000	24/09/2021	S		39	MILL LANE	BROOMFIELD	CHELMSFORD	CM1 7BQ	110	£3,909	
£530,000	24/09/2021	D		54	CORNWALLIS DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YE	136	£3,897	
£467,500	24/09/2021	D		5	EASTWOOD PARK	GREAT BADDOW	CHELMSFORD	CM2 8HF	123	£3,801	
£315,000	24/09/2021	T		8	CLYDE CRESCENT		CHELMSFORD	CM1 2LL	85	£3,706	
£675,000	24/09/2021	D			DELHAZE HOUSE	SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE	187	£3,610
£395,000	24/09/2021	S		4	CROUCH BECK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JY	111	£3,559	
£315,000	24/09/2021	F	FLAT 1		WELLS CRESCENT	MARCONI PLAZA	CHELMSFORD	CM1 1GN	90	£3,500	
£515,000	24/09/2021	T		32	BRAGANZA WAY	SPRINGFIELD	CHELMSFORD	CM1 6AP	162	£3,179	

£255,000	24/09/2021	F		180	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	95	£2,684	
£110,000	24/09/2021	F		32	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ	45	£2,444	
£135,000	24/09/2021	F		21	UPPER CHASE		CHELMSFORD	CM2 0BN	90	£1,500	
£785,000	27/09/2021	S	CHASE COTTAGE			COOKSMILL GREEN	CHELMSFORD	CM1 3SH	N/A	#VALUE!	
£877,000	27/09/2021	D		37	HYDE LANE	DANBURY	CHELMSFORD	CM3 4QT	144	£6,090	
£495,000	27/09/2021	S		7	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	82	£6,037	
£480,000	27/09/2021	S		1	NEW ROAD	BROOMFIELD	CHELMSFORD	CM1 7AN	90	£5,333	
£600,000	27/09/2021	D		76	WATERSON VALE		CHELMSFORD	CM2 9PB	116	£5,172	
£490,000	27/09/2021	S		1	NORTH DELL		CHELMSFORD	CM1 6UP	95	£5,158	
£375,000	27/09/2021	S		2	ROSSETER CLOSE		CHELMSFORD	CM2 9GL	74	£5,068	
£250,000	27/09/2021	F	FLAT 38	3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	51	£4,902	
£192,500	27/09/2021	F		37	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	40	£4,813	
£300,000	27/09/2021	T		16	STANSTED CLOSE		CHELMSFORD	CM1 2TW	63	£4,762	
£425,000	27/09/2021	S		11	DUFFIELD ROAD		CHELMSFORD	CM2 9RY	91	£4,670	
£435,000	27/09/2021	S		10	TAPLEY ROAD		CHELMSFORD	CM1 4XY	97	£4,485	
£328,000	27/09/2021	F		53	WHARF ROAD		CHELMSFORD	CM2 6FS	74	£4,432	
£280,000	27/09/2021	T		11	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS	65	£4,308	
£367,000	27/09/2021	S		15	ESSEX AVENUE		CHELMSFORD	CM1 4AQ	86	£4,267	
£880,000	27/09/2021	D		218	CHIGNAL ROAD		CHELMSFORD	CM1 4SS	209	£4,211	
£357,500	27/09/2021	T		20	CORNFLOWER DRIVE		CHELMSFORD	CM1 6XY	86	£4,157	
£390,000	27/09/2021	S		159	WAVENEY DRIVE		CHELMSFORD	CM1 7QD	96	£4,063	
£395,000	27/09/2021	T		22	ST PETERS ROAD		CHELMSFORD	CM1 2SR	100	£3,950	
£550,000	27/09/2021	D		17	THE DRIVE		CHELMSFORD	CM1 4JS	145	£3,793	
£295,000	27/09/2021	T		92	RUTLAND ROAD		CHELMSFORD	CM1 4BH	78	£3,782	
£380,000	27/09/2021	S		37	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	102	£3,725	
£315,000	27/09/2021	T		29	HOUBLON DRIVE		CHELMSFORD	CM2 8SE	89	£3,539	
£290,000	27/09/2021	T		12	HAINAULT GROVE		CHELMSFORD	CM1 2TP	82	£3,537	
£204,000	27/09/2021	F		37	WEAR DRIVE		CHELMSFORD	CM1 7PT	60	£3,400	
£220,000	27/09/2021	F	1 LITTLE DOMINIE COURT		FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GT	66	£3,333	
£370,000	27/09/2021	T		33	WALLASEA GARDENS		CHELMSFORD	CM1 6JY	123	£3,008	
£126,000	27/09/2021	F	FLAT 207		BALMORAL COURT	SPRINGFIELD ROAD	CHELMSFORD	CM2 6JQ	43	£2,930	
£475,000	28/09/2021	S			CROWBUSH	THE VILLAGE	GREAT WALTHAM	CHELMSFORD	CM3 1AT	59	£8,051
£675,000	28/09/2021	S		45	VICARAGE ROAD		CHELMSFORD	CM2 9BS	115	£5,870	
£2,435,000	28/09/2021	D			GREAT GRACES	GRACES LANE	LITTLE BADDOW	CHELMSFORD	CM3 4AY	440	£5,534
£365,000	28/09/2021	S		26	RECTORY ROAD	WRITTLE	CHELMSFORD	CM1 3HN	67	£5,448	
£355,000	28/09/2021	T		154	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB	69	£5,145	
£198,000	28/09/2021	T		28	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	39	£5,077	
£320,000	28/09/2021	S		5	MENISH WAY		CHELMSFORD	CM2 6RT	65	£4,923	
£1,080,000	28/09/2021	D			LONG CROFT	WHITES LANE	LITTLE LEIGHS	CHELMSFORD	CM3 1PA	226	£4,779
£540,000	28/09/2021	D	1B		ST MICHAELS DRIVE	ROXWELL	CHELMSFORD	CM1 4NX	122	£4,426	
£421,900	28/09/2021	D		1	FIRS DRIVE	WRITTLE	CHELMSFORD	CM1 3EF	100	£4,219	
£490,000	28/09/2021	S		23	AUDLEY ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RS	121	£4,050	
£555,000	28/09/2021	T		9	WHITLEY LINK		CHELMSFORD	CM2 9FX	139	£3,993	
£313,500	28/09/2021	T		244	LINNET DRIVE		CHELMSFORD	CM2 8AJ	80	£3,919	
£1,025,000	28/09/2021	D		6	BEAULIEU BOULEVARD		CHELMSFORD	CM1 6EA	262	£3,912	
£320,000	28/09/2021	T		155	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7DJ	82	£3,902	
£450,000	28/09/2021	S		34	OVERMEAD DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SW	128	£3,516	
£305,000	28/09/2021	D		66	SALERNO WAY		CHELMSFORD	CM1 2EH	87	£3,506	
£444,600	28/09/2021	S		34	OVERMEAD DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SW	128	£3,473	

£187,500	28/09/2021	F		121	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	56	£3,348
£218,500	28/09/2021	F		126	CROMPTON STREET		CHELMSFORD	CM1 3GP	67	£3,261
£205,000	28/09/2021	F		166	TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZE	70	£2,929
£76,000	28/09/2021	F		15	SEARLE CLOSE		CHELMSFORD	CM2 9GB	50	£1,520
£505,000	29/09/2021	D		10	HIGHFIELDS MEAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8XA	82	£6,159
£325,000	29/09/2021	T		34	PRIMROSE HILL		CHELMSFORD	CM1 2RH	55	£5,909
£575,000	29/09/2021	D		20	CORNELIUS VALE		CHELMSFORD	CM2 6YF	98	£5,867
£320,000	29/09/2021	S		13	BURNSIDE CRESCENT		CHELMSFORD	CM1 4EH	56	£5,714
£215,000	29/09/2021	T		2	BINLEY ROAD		CHELMSFORD	CM2 6XJ	40	£5,375
£320,000	29/09/2021	T		13	PETREBROOK		CHELMSFORD	CM2 6QJ	61	£5,246
£275,000	29/09/2021	T		20	RIVENDELL VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WY	53	£5,189
£415,000	29/09/2021	S		11	UPPER ROMAN ROAD		CHELMSFORD	CM2 0EX	83	£5,000
£575,000	29/09/2021	D		8	FAIRFAX MEAD		CHELMSFORD	CM2 6UG	115	£5,000
£315,000	29/09/2021	S		17	CRESCENT ROAD		CHELMSFORD	CM2 7DA	65	£4,846
£382,000	29/09/2021	T		14	BRIDGEND CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PD	80	£4,775
£387,500	29/09/2021	D		12	HURRELL DOWN	BOREHAM	CHELMSFORD	CM3 3JP	83	£4,669
£475,000	29/09/2021	S		9	LONGFIELD ROAD		CHELMSFORD	CM2 7QH	105	£4,524
£197,500	29/09/2021	F		33	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	44	£4,489
£260,000	29/09/2021	T		110	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	58	£4,483
£329,950	29/09/2021	D		29	BARN GREEN		CHELMSFORD	CM1 6UG	74	£4,459
£790,000	29/09/2021	D		20	CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7HZ	185	£4,270
£455,000	29/09/2021	D		39	SILVESTER WAY	SPRINGFIELD	CHELMSFORD	CM2 6YZ	108	£4,213
£416,000	29/09/2021	D		55	PADDOCK DRIVE		CHELMSFORD	CM1 6UX	99	£4,202
£206,000	29/09/2021	F		42	HARBERD TYE		CHELMSFORD	CM2 9GJ	50	£4,120
£478,595	29/09/2021	D		305	BROOMFIELD ROAD		CHELMSFORD	CM1 4DU	118	£4,056
£395,000	29/09/2021	S		32	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JL	98	£4,031
£385,000	29/09/2021	T		344	BADDOW ROAD		CHELMSFORD	CM2 9QZ	100	£3,850
£460,000	29/09/2021	D		1	CLAYPITS ROAD	BOREHAM	CHELMSFORD	CM3 3BZ	120	£3,833
£350,000	29/09/2021	T		13	RAYMONDS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NZ	93	£3,763
£200,000	29/09/2021	F		47	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX	54	£3,704
£155,000	29/09/2021	F		17	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	42	£3,690
£310,000	29/09/2021	S		35	MEADGATE AVENUE		CHELMSFORD	CM2 7NF	87	£3,563
£438,000	29/09/2021	T		32	ASHLEY GREEN	EAST HANNINGFIELD	CHELMSFORD	CM3 8AY	128	£3,422
£227,500	29/09/2021	F		24	MEDWAY CLOSE		CHELMSFORD	CM1 2LH	68	£3,346
£160,000	29/09/2021	F		153	MEADGATE AVENUE		CHELMSFORD	CM2 7NH	48	£3,333
£220,000	29/09/2021	F		22	COURTLANDS		CHELMSFORD	CM1 4DD	73	£3,014
£157,500	29/09/2021	F		29	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU	61	£2,582
£85,750	29/09/2021	F	15	WATERHOUSE COURT	BURGESS SPRINGS		CHELMSFORD	CM1 1QZ	50	£1,715
£380,000	30/09/2021	S		27	FORREST CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NR	N/A	#VALUE!
£317,500	30/09/2021	S		13	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	N/A	#VALUE!
£425,000	30/09/2021	S		28	AUBREY CLOSE		CHELMSFORD	CM1 4EJ	N/A	#VALUE!
£425,000	30/09/2021	D		78	BEECHES ROAD		CHELMSFORD	CM1 2RX	54	£7,870
£424,550	30/09/2021	D		4	RIGNALS LANE		CHELMSFORD	CM2 8QT	61	£6,960
£810,000	30/09/2021	D		439	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AP	132	£6,136
£331,000	30/09/2021	T		83	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ	56	£5,911
£465,999	30/09/2021	F	51	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE	83	£5,614
£532,500	30/09/2021	S		1	WICKHAY COTTAGES	LITTLE BADDOW	CHELMSFORD	CM3 4TJ	96	£5,547
£745,000	30/09/2021	D		35	FIRST AVENUE		CHELMSFORD	CM1 1RX	136	£5,478
£420,000	30/09/2021	D		1	UPPER MOORS	GREAT WALTHAM	CHELMSFORD	CM3 1RB	77	£5,455

£320,000	30/09/2021	T		7	PICKWICK AVENUE		CHELMSFORD	CM1 4UN	59	£5,424
£385,000	30/09/2021	S		1	ASH GROVE		CHELMSFORD	CM2 9JS	72	£5,347
£437,000	30/09/2021	S		10	OLD CROFT CLOSE	GOOD EASTER	CHELMSFORD	CM1 4SJ	82	£5,329
£472,500	30/09/2021	T		100	BURGHLEY WAY		CHELMSFORD	CM2 9LQ	89	£5,309
£661,166	30/09/2021	D		69	TORQUAY ROAD		CHELMSFORD	CM1 7NX	128	£5,165
£211,000	30/09/2021	F		38	CUSAK ROAD	CHELMER VILLAGE	CHELMSFORD	CM2 6XH	41	£5,146
£369,950	30/09/2021	S		31	TEES ROAD		CHELMSFORD	CM1 7QH	72	£5,138
£325,000	30/09/2021	S		90	WEST AVENUE		CHELMSFORD	CM1 2DF	65	£5,000
£440,000	30/09/2021	S		29	ST JOHNS ROAD	WRITTLE	CHELMSFORD	CM1 3EB	90	£4,889
£610,000	30/09/2021	S		63	QUEENS ROAD		CHELMSFORD	CM2 6HB	125	£4,880
£575,000	30/09/2021	D		20	MANDEVILLE WAY	BROOMFIELD	CHELMSFORD	CM1 7HN	119	£4,832
£400,000	30/09/2021	D		24	SUNRISE AVENUE		CHELMSFORD	CM1 4JP	83	£4,819
£383,000	30/09/2021	T		96	RECTORY LANE		CHELMSFORD	CM1 1RF	81	£4,728
£320,000	30/09/2021	F		29	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	68	£4,706
£367,000	30/09/2021	T		13	HILL ROAD		CHELMSFORD	CM2 6HW	78	£4,705
£510,000	30/09/2021	T		105	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DU	109	£4,679
£500,000	30/09/2021	S	ENDYMION		THE TYE	EAST HANNINGFIELD	CHELMSFORD	CM3 8AE	107	£4,673
£357,500	30/09/2021	T		9	HITHER BLAKERS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5IH	77	£4,643
£450,000	30/09/2021	D		128	FAIRWAY DRIVE		CHELMSFORD	CM3 3FH	97	£4,639
£180,000	30/09/2021	F		53	HURRELL DOWN	BOREHAM	CHELMSFORD	CM3 3JP	39	£4,615
£382,500	30/09/2021	T		183	BEELEIGH LINK		CHELMSFORD	CM2 6PH	83	£4,608
£280,000	30/09/2021	F		3	COUNTY PLACE		CHELMSFORD	CM2 0RF	61	£4,590
£195,000	30/09/2021	F	38	ARMSTRONG GIBBS COURT	THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	43	£4,535
£285,000	30/09/2021	T		9	JUBILEE TERRACE		CHELMSFORD	CM1 1SE	64	£4,453
£315,000	30/09/2021	T		121	POLLARDS GREEN		CHELMSFORD	CM2 6UX	71	£4,437
£212,500	30/09/2021	F		51	RAINSFORD ROAD		CHELMSFORD	CM1 2QJ	49	£4,337
£336,000	30/09/2021	S		73	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	78	£4,308
£332,500	30/09/2021	T		2	MARCONI ROAD		CHELMSFORD	CM1 1QB	78	£4,263
£590,000	30/09/2021	D		65	FAIRWAY DRIVE		CHELMSFORD	CM3 3FG	140	£4,214
£455,000	30/09/2021	T		34	HUNTERS WAY		CHELMSFORD	CM1 6FL	108	£4,213
£465,000	30/09/2021	S		12	ST MARYS CLOSE	GREAT BADDOW	CHELMSFORD	CM2 8EQ	112	£4,152
£415,000	30/09/2021	D		50	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	101	£4,109
£345,000	30/09/2021	T		30	WRITTLE ROAD		CHELMSFORD	CM1 3BX	85	£4,059
£523,000	30/09/2021	S		27	FIFTH AVENUE		CHELMSFORD	CM1 4HB	130	£4,023
£505,000	30/09/2021	D		1	LONGACRE		CHELMSFORD	CM1 3BJ	126	£4,008
£323,000	30/09/2021	T		37	DAFFODIL WAY		CHELMSFORD	CM1 6XB	81	£3,988
£772,500	30/09/2021	D		68	BEEHIVE LANE		CHELMSFORD	CM2 9RX	194	£3,982
£227,500	30/09/2021	F		56	BURGHLEY WAY		CHELMSFORD	CM2 9LQ	58	£3,922
£450,000	30/09/2021	S		12	HUNTERS WAY		CHELMSFORD	CM1 6FL	115	£3,913
£390,000	30/09/2021	S		78	KEENE WAY		CHELMSFORD	CM2 8NR	101	£3,861
£212,000	30/09/2021	F		114	WAVENEY DRIVE		CHELMSFORD	CM1 7QA	55	£3,855
£315,000	30/09/2021	S		14	WALTHAM GLEN		CHELMSFORD	CM2 9EL	82	£3,841
£265,000	30/09/2021	F	3	BAILEY COURT	NEW WRITTLE STREET		CHELMSFORD	CM2 0FS	69	£3,841
£387,500	30/09/2021	T		318	BADDOW ROAD		CHELMSFORD	CM2 9QX	102	£3,799
£486,000	30/09/2021	S		12	COVAL AVENUE		CHELMSFORD	CM1 1TF	128	£3,797
£450,000	30/09/2021	D		47	PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS	119	£3,782
£310,000	30/09/2021	T		65	WATERHOUSE LANE		CHELMSFORD	CM1 2TE	82	£3,780
£395,000	30/09/2021	S		590	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BX	105	£3,762
£330,000	30/09/2021	S		59	PENTLAND AVENUE		CHELMSFORD	CM1 4AY	88	£3,750

£550,000	30/09/2021	D		89	HUMBER ROAD		CHELMSFORD	CM1 7PF	147	£3,741	
£245,000	30/09/2021	F		82	CHELMER ROAD		CHELMSFORD	CM2 6AB	66	£3,712	
£505,000	30/09/2021	S		2	NEW ROAD	GREAT BADDOW	CHELMSFORD	CM2 7QT	137	£3,686	
£340,000	30/09/2021	S		77	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EN	94	£3,617	
£158,000	30/09/2021	F		41	ROOKES CRESCENT		CHELMSFORD	CM1 3GL	44	£3,591	
£200,000	30/09/2021	F		185	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	56	£3,571	
£390,000	30/09/2021	D		18	SUSSEX CLOSE	BOREHAM	CHELMSFORD	CM3 3ED	111	£3,514	
£330,000	30/09/2021	T		4	MANSFIELDS	WRITTLE	CHELMSFORD	CM1 3NH	97	£3,402	
£312,500	30/09/2021	T		12	PEASE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UZ	93	£3,360	
£341,500	30/09/2021	T		14	MANSFIELDS	WRITTLE	CHELMSFORD	CM1 3NH	102	£3,348	
£300,000	30/09/2021	T		75	ARCHERS WAY		CHELMSFORD	CM2 8SB	90	£3,333	
£308,000	30/09/2021	T		34	PRYORS ROAD	GALLEYWOOD	CHELMSFORD	CM2 8SA	96	£3,208	
£255,000	30/09/2021	T		1	ROCHFORD ROAD		CHELMSFORD	CM2 0EF	80	£3,188	
£395,000	30/09/2021	S		3	BROOMHALL ROAD		CHELMSFORD	CM1 7HB	124	£3,185	
£142,500	30/09/2021	F		118	GODFREYS MEWS		CHELMSFORD	CM2 0XE	46	£3,098	
£145,000	30/09/2021	F		108	GODFREYS MEWS		CHELMSFORD	CM2 0XE	47	£3,085	
£200,000	30/09/2021	F		85	MELBOURNE AVENUE		CHELMSFORD	CM1 2DR	66	£3,030	
£290,000	30/09/2021	F		18	GREENWOOD CLOSE		CHELMSFORD	CM2 6PW	110	£2,636	
£235,000	30/09/2021	F		12	CANBERRA CLOSE		CHELMSFORD	CM1 2EF	91	£2,582	
£193,800	30/09/2021	F	11		WATERHOUSE COURT	BURGESS SPRINGS	CHELMSFORD	CM1 1QZ	80	£2,423	
£150,000	30/09/2021	F	FLAT 8		MANOR HOUSE	GAY BOWERS ROAD	DANBURY	CHELMSFORD	CM3 4JQ	62	£2,419
£110,000	30/09/2021	F	114		HAVENCOURT	VICTORIA ROAD		CHELMSFORD	CM1 1EA	46	£2,391
£139,500	30/09/2021	F		42	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	72	£1,938	
£730,000	01/10/2021	D		3	RIVERSIDE		CHELMSFORD	CM2 6LL	134	£5,448	
£240,000	01/10/2021	F	FLAT 4		KING GEORGE COURT	MOULSHAM STREET	CHELMSFORD	CM2 0JE	47	£5,106	
£357,500	01/10/2021	T		8	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AS	77	£4,643	
£325,000	01/10/2021	T		36	WALLASEA GARDENS		CHELMSFORD	CM1 6JZ	96	£3,385	
£157,500	01/10/2021	F		54	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SS	48	£3,281	
£73,750	01/10/2021	F		10	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	73	£1,010	
£322,500	04/10/2021	F		13	BLAKE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XY	111	£2,905	
£1,375,000	06/10/2021	D			GREENFIELDS	EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EW	233	£5,901
£145,000	06/10/2021	F		16	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	31	£4,677	
£302,000	07/10/2021	T		17	TOWNFIELD STREET		CHELMSFORD	CM1 1QJ	61	£4,951	
£392,500	07/10/2021	S		8	MAIN ROAD	BICKNACRE	CHELMSFORD	CM3 4HA	86	£4,564	
£135,000	07/10/2021	F	FLAT 20		SPALDING COURT	CEDAR AVENUE	CHELMSFORD	CM1 2UZ	49	£2,755	
£1,000,000	08/10/2021	D		1	POLICE HOUSES	GREAT BADDOW	CHELMSFORD	CM2 7BW	195	£5,128	
£295,000	08/10/2021	T		23	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	60	£4,917	
£164,000	08/10/2021	F		73	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW	36	£4,556	
£373,000	08/10/2021	T		18	HENRY ROAD		CHELMSFORD	CM1 1RG	86	£4,337	
£325,000	08/10/2021	S		17	CHEVIOT DRIVE		CHELMSFORD	CM1 2EU	77	£4,221	
£170,000	08/10/2021	F		16	BAKER STREET		CHELMSFORD	CM2 0SF	47	£3,617	
£485,000	11/10/2021	D			KIRREMUIR	STOCK ROAD	GALLEYWOOD	CHELMSFORD	CM2 8JS	106	£4,575
£540,000	11/10/2021	D	5		CLARENCE MEWS	REDMAYNE DRIVE	CHELMSFORD	CM2 9AF	124	£4,355	
£470,000	12/10/2021	T		12	REDMAYNE DRIVE		CHELMSFORD	CM2 9AG	83	£5,663	
£255,000	12/10/2021	T		100	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YD	51	£5,000	
£375,000	12/10/2021	S		30	BYRON ROAD		CHELMSFORD	CM2 6EP	88	£4,261	
£390,000	12/10/2021	D		38	PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB	92	£4,239	
£255,000	12/10/2021	F		5	SHRUBLANDS CLOSE		CHELMSFORD	CM2 6LR	68	£3,750	
£210,000	12/10/2021	F		40	WAVELL CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6FQ	61	£3,443	

£225,000	13/10/2021	S		47	HILLARY CLOSE		CHELMSFORD	CM1 7RP	79	£2,848
£460,000	14/10/2021	D		25	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EF	98	£4,694
£359,999	14/10/2021	T		88	ST MICHAELS DRIVE	ROXWELL	CHELMSFORD	CM1 4NU	77	£4,675
£167,500	14/10/2021	F		52	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	36	£4,653
£510,000	14/10/2021	D		34	SWISS AVENUE		CHELMSFORD	CM1 2AD	114	£4,474
£225,000	15/10/2021	F		193	ROOKES CRESCENT		CHELMSFORD	CM1 3GN	42	£5,357
£405,000	15/10/2021	S		48	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QZ	82	£4,939
£325,000	15/10/2021	S		12	BANKSIDE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TT	67	£4,851
£535,000	15/10/2021	S		26	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6AR	121	£4,421
£573,000	15/10/2021	D		30	ROTHESAY AVENUE		CHELMSFORD	CM2 9BU	143	£4,007
£190,000	15/10/2021	F		32	PARK VIEW CRESCENT	GREAT BADDOW	CHELMSFORD	CM2 8HX	52	£3,654
£292,000	15/10/2021	T		47	READERS COURT		CHELMSFORD	CM2 8EX	85	£3,435
£215,000	15/10/2021	F	9	LITTLE DOMINIE COURT	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GT	66	£3,258
£395,000	15/10/2021	S		149	KINGS ROAD		CHELMSFORD	CM1 2BA	123	£3,211
£500,000	18/10/2021	S		55	SECOND AVENUE		CHELMSFORD	CM1 4ET	81	£6,173
£860,000	18/10/2021	D		5	YORK ROAD		CHELMSFORD	CM2 0AH	162	£5,309
£425,000	18/10/2021	S		90	POLLARDS GREEN		CHELMSFORD	CM2 6UL	88	£4,830
£335,000	18/10/2021	S		41	LADY LANE		CHELMSFORD	CM2 0TG	79	£4,241
£291,000	18/10/2021	F		18	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	70	£4,157
£192,500	18/10/2021	F	FLAT 1	TRELAWN	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	47	£4,096
£283,500	18/10/2021	T		27	TRENT ROAD		CHELMSFORD	CM1 2LG	77	£3,682
£290,000	18/10/2021	T		144	WAVENEY DRIVE		CHELMSFORD	CM1 7QB	87	£3,333
£485,000	18/10/2021	S		4	MITCHELL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PJ	158	£3,070
£580,000	19/10/2021	D		3	KINGSFORD DRIVE		CHELMSFORD	CM2 6YR	80	£7,250
£340,000	19/10/2021	T		11	HENNIKER GATE		CHELMSFORD	CM2 6QH	83	£4,096
£190,000	19/10/2021	F		9	GODFREYS MEWS		CHELMSFORD	CM2 0XF	48	£3,958
£870,000	20/10/2021	D		1	COPPINS CLOSE		CHELMSFORD	CM2 6AY	168	£5,179
£510,000	20/10/2021	D		56	COWDRIE WAY	SPRINGFIELD	CHELMSFORD	CM2 6GL	130	£3,923
£277,500	20/10/2021	T		41	CHEVIOT DRIVE		CHELMSFORD	CM1 2EX	74	£3,750
£500,000	20/10/2021	D		78	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HH	140	£3,571
£397,500	20/10/2021	T		5	GWYN CLOSE	BOREHAM	CHELMSFORD	CM3 3JR	127	£3,130
£525,000	21/10/2021	S		10	RIGNALS LANE		CHELMSFORD	CM2 8QT	81	£6,481
£527,000	21/10/2021	T		40	WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	98	£5,378
£405,000	21/10/2021	S		8	CAWKWELL CLOSE		CHELMSFORD	CM2 6SG	87	£4,655
£155,000	21/10/2021	F		47	REDMAYNE DRIVE		CHELMSFORD	CM2 9XG	34	£4,559
£375,000	21/10/2021	S		10	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	89	£4,213
£100,000	21/10/2021	F		54	UPPER CHASE		CHELMSFORD	CM2 0BN	61	£1,639
£835,000	22/10/2021	D		10	LODGE ROAD	WRITTLE	CHELMSFORD	CM1 3HB	128	£6,523
£530,000	22/10/2021	D		11	LOVES WALK	WRITTLE	CHELMSFORD	CM1 3JF	105	£5,048
£215,000	22/10/2021	T		50	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	44	£4,886
£360,000	22/10/2021	T		4	HYACINTH COURT		CHELMSFORD	CM1 6XQ	76	£4,737
£450,000	22/10/2021	D		7	MANOR ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PW	105	£4,286
£355,000	22/10/2021	T		49	THAMES AVENUE		CHELMSFORD	CM1 2LN	86	£4,128
£231,000	22/10/2021	F	FLAT 1	WINCHESTER COURT, 173	BROOMFIELD ROAD		CHELMSFORD	CM1 1RT	59	£3,915
£227,500	22/10/2021	F		9	MONTFORT DRIVE		CHELMSFORD	CM2 9FN	62	£3,669
£152,500	22/10/2021	F	FLAT 12	RAEBURN COURT	REMBRANDT GROVE		CHELMSFORD	CM1 6GF	43	£3,547
£250,000	22/10/2021	T		10	SCOTTS WALK		CHELMSFORD	CM1 2HB	73	£3,425
£426,000	22/10/2021	D		7	GIMLI WATCH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LD	132	£3,227
£206,000	22/10/2021	F		153	CROMPTON STREET		CHELMSFORD	CM1 3GR	64	£3,219

£281,000	22/10/2021	T		50	PRYORS ROAD	GALLEYWOOD	CHELMSFORD	CM2 8SA	88	£3,193
£550,000	25/10/2021	S		20	ST JOHNS AVENUE		CHELMSFORD	CM2 0UB	93	£5,914
£375,000	25/10/2021	T		4	ANCHOR TERRACE		CHELMSFORD	CM2 0JX	68	£5,515
£448,000	25/10/2021	D		2	DANBURY VALE	DANBURY	CHELMSFORD	CM3 4LA	91	£4,923
£1,020,000	25/10/2021	D		16	CHURCH GREEN	ROXWELL	CHELMSFORD	CM1 4NZ	209	£4,880
£360,000	25/10/2021	T		10	NEW WRITTLE STREET		CHELMSFORD	CM2 0RR	78	£4,615
£315,000	25/10/2021	S		16	BADEN POWELL CLOSE	GREAT BADDOW	CHELMSFORD	CM2 7GA	69	£4,565
£339,399	25/10/2021	T		254	BROOMFIELD ROAD		CHELMSFORD	CM1 4DY	82	£4,139
£410,000	25/10/2021	S		44	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HH	110	£3,727
£190,000	25/10/2021	F		24	EVELYN PLACE		CHELMSFORD	CM1 3GY	55	£3,455
£290,000	25/10/2021	F		17	GOODWIN CLOSE		CHELMSFORD	CM2 9GX	84	£3,452
£580,000	25/10/2021	D		40	WRITTLE ROAD		CHELMSFORD	CM1 3BU	168	£3,452
£435,000	25/10/2021	S	RAFIKI COTTAGE		CRANHAM ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3NB	128	£3,398
£554,000	26/10/2021	S		74	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL	98	£5,653
£435,000	26/10/2021	T		24	JUNIPER ROAD	BOREHAM	CHELMSFORD	CM3 3DB	107	£4,065
£230,000	26/10/2021	F		4	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	59	£3,898
£260,000	26/10/2021	F		51	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	73	£3,562
£260,000	26/10/2021	F		55	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	73	£3,562
£290,000	26/10/2021	F		63	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	96	£3,021
£430,000	27/10/2021	D	PENDONS		BARRACK LANE	GREAT WALTHAM	CHELMSFORD	CM3 1EP	66	£6,515
£515,000	27/10/2021	S		136	MOULSHAM DRIVE		CHELMSFORD	CM2 9QA	82	£6,280
£400,000	27/10/2021	S		125	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BU	72	£5,556
£445,000	27/10/2021	T		132	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	90	£4,944
£325,000	27/10/2021	T		2	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	71	£4,577
£319,000	27/10/2021	S		32	MERTON PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YW	75	£4,253
£225,000	27/10/2021	F		20	PARKINSON DRIVE		CHELMSFORD	CM1 3GH	63	£3,571
£290,000	27/10/2021	T		343	MEADGATE AVENUE		CHELMSFORD	CM2 7NL	86	£3,372
£130,000	27/10/2021	F	FLAT 2		ROBERTS COURT	BADDOW ROAD	CHELMSFORD	CM2 9RQ	44	£2,955
£375,000	28/10/2021	F	FLAT 10		ST MARKS HOUSE	COTTAGE PLACE	CHELMSFORD	CM1 1NL	73	£5,137
£510,000	28/10/2021	D		118	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TL	110	£4,636
£405,000	28/10/2021	D		18	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX	88	£4,602
£235,000	28/10/2021	F		24	SEARLE CLOSE		CHELMSFORD	CM2 9GB	56	£4,196
£750,000	29/10/2021	D	PAGLESHAM HOUSE		HOLLOW LANE	BROOMFIELD	CHELMSFORD	CM1 7HG	135	£5,556
£360,000	29/10/2021	D		3	HARVEST CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XR	68	£5,294
£280,000	29/10/2021	S		29	CATHERINES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RX	54	£5,185
£245,000	29/10/2021	F	15A		CHELMER ROAD		CHELMSFORD	CM2 6NH	49	£5,000
£535,000	29/10/2021	D		13	RUSSELL GARDENS		CHELMSFORD	CM2 8DB	111	£4,820
£916,500	29/10/2021	S		167	NEW LONDON ROAD		CHELMSFORD	CM2 0AE	211	£4,344
£266,000	29/10/2021	S		89	NORTH AVENUE		CHELMSFORD	CM1 2AN	66	£4,030
£330,000	29/10/2021	T		2	ASHTREE CRESCENT		CHELMSFORD	CM1 2RP	82	£4,024
£173,000	29/10/2021	F		57	BARNARD ROAD		CHELMSFORD	CM2 8RR	44	£3,932
£210,000	29/10/2021	F		28	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX	54	£3,889
£470,000	29/10/2021	S		147	HILL VIEW ROAD		CHELMSFORD	CM1 7RZ	129	£3,643
£218,250	29/10/2021	F		33	ABELL WAY	SPRINGFIELD	CHELMSFORD	CM2 6WU	61	£3,578
£420,000	29/10/2021	T		40	MILDMAY ROAD		CHELMSFORD	CM2 0DZ	121	£3,471
£242,000	29/10/2021	F		8	DUNCAN PLACE		CHELMSFORD	CM2 9BJ	70	£3,457
£215,000	29/10/2021	F		60	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	65	£3,308
£410,000	29/10/2021	T		16	GREAT COB		CHELMSFORD	CM1 6LA	129	£3,178
£500,000	01/11/2021	D		43	PETERSFIELD		CHELMSFORD	CM1 4EP	101	£4,950

£373,000	01/11/2021	S		76	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3DL	77	£4,844	
£335,000	01/11/2021	T		18	CAWKWELL CLOSE		CHELMSFORD	CM2 6SG	75	£4,467	
£490,000	01/11/2021	D		12	ARMONDE CLOSE	BOREHAM	CHELMSFORD	CM3 3GA	110	£4,455	
£550,000	01/11/2021	S		24	WESTBOURNE GROVE		CHELMSFORD	CM2 9RT	127	£4,331	
£410,000	01/11/2021	D		23	OSPREY WAY		CHELMSFORD	CM2 8AP	100	£4,100	
£120,000	01/11/2021	F		18	DARNAY RISE		CHELMSFORD	CM1 4XA	31	£3,871	
£295,000	01/11/2021	S		61	KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ	77	£3,831	
£377,000	01/11/2021	T		8	WARWICK SQUARE		CHELMSFORD	CM1 2AJ	99	£3,808	
£750,000	02/11/2021	S		26	CHELMERTON AVENUE		CHELMSFORD	CM2 9RF	109	£6,881	
£957,000	02/11/2021	D		12	ABBAY FIELDS	EAST HANNINGFIELD	CHELMSFORD	CM3 8XB	217	£4,410	
£390,000	02/11/2021	S		18	PEREGRINE DRIVE		CHELMSFORD	CM2 8XY	90	£4,333	
£219,995	02/11/2021	F		12	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	57	£3,860	
£395,000	02/11/2021	S		4	RUBY LINK		CHELMSFORD	CM2 9FS	104	£3,798	
£315,000	02/11/2021	T		96	PYMS ROAD		CHELMSFORD	CM2 8PX	83	£3,795	
£390,000	02/11/2021	S		17	TAYLOR AVENUE		CHELMSFORD	CM1 2BT	120	£3,250	
£235,000	03/11/2021	F		44	HARDY CLOSE		CHELMSFORD	CM1 1AE	47	£5,000	
£325,695	03/11/2021	T		30	CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT	86	£3,787	
£650,000	04/11/2021	D		18	PYNE GATE	GALLEYWOOD	CHELMSFORD	CM2 8QG	124	£5,242	
£307,000	04/11/2021	T		32	THE GREEN		CHELMSFORD	CM1 2BQ	66	£4,652	
£529,000	04/11/2021	D		10	MILLSON BANK		CHELMSFORD	CM2 6QD	125	£4,232	
£377,500	04/11/2021	S		6	SPRINGFIELD PARK LANE		CHELMSFORD	CM2 6EG	96	£3,932	
£335,000	04/11/2021	S		30	FOXHOLES ROAD		CHELMSFORD	CM2 7HP	88	£3,807	
£172,500	04/11/2021	F		76	FOXGLOVE WAY		CHELMSFORD	CM1 6QR	58	£2,974	
£267,000	05/11/2021	F	2A		CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EF	55	£4,855	
£320,000	05/11/2021	S	2A		SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DN	66	£4,848	
£282,500	05/11/2021	F		4	ALMA DRIVE		CHELMSFORD	CM1 1TW	72	£3,924	
£265,000	05/11/2021	T		53	KEATS SQUARE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XZ	70	£3,786	
£340,000	05/11/2021	F		86	VICTORIA COURT		CHELMSFORD	CM1 1GP	91	£3,736	
£455,000	05/11/2021	D		3	THE CHASE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PN	122	£3,730	
£365,000	05/11/2021	S		33	DIXON AVENUE		CHELMSFORD	CM1 2AQ	98	£3,724	
£557,500	05/11/2021	F		9	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	155	£3,597	
£315,000	05/11/2021	T		91	SHELLEY ROAD		CHELMSFORD	CM2 6ES	88	£3,580	
£600,000	08/11/2021	S		22	WILLOUGHBY DRIVE		CHELMSFORD	CM2 6UT	111	£5,405	
£248,000	08/11/2021	F		81	BURNELL GATE		CHELMSFORD	CM1 6ED	54	£4,593	
£350,000	08/11/2021	F	FLAT 7		THE OLD RECTORY	ABBAY FIELDS	EAST HANNINGFIELD	CHELMSFORD	CM3 8XD	79	£4,430
£312,500	08/11/2021	T		4	CATHERINES CLOSE	GREAT LEIGHS	CHELMSFORD	CM3 1RX	71	£4,401	
£410,500	08/11/2021	S		173	WAVENEY DRIVE		CHELMSFORD	CM1 7QD	109	£3,766	
£280,000	08/11/2021	T		58	CRAMPORN WALK		CHELMSFORD	CM1 2RE	85	£3,294	
£370,000	08/11/2021	D		12	RAINSFORD LANE		CHELMSFORD	CM1 2QW	119	£3,109	
£82,500	08/11/2021	F		83	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	68	£1,213	
£250,000	09/11/2021	F		9	VICTORIA COURT		CHELMSFORD	CM1 1GL	70	£3,571	
£285,000	10/11/2021	S		64	CHURCH AVENUE	BROOMFIELD	CHELMSFORD	CM1 7HA	45	£6,333	
£315,000	10/11/2021	S		8	DUDLEY CLOSE	BOREHAM	CHELMSFORD	CM3 3QA	58	£5,431	
£305,000	10/11/2021	T		27	OXFORD COURT		CHELMSFORD	CM2 6AX	82	£3,720	
£152,000	10/11/2021	F	39		THOMPSON COURT	BROOMFIELD ROAD	CHELMSFORD	CM1 1SJ	55	£2,764	
£380,000	11/11/2021	D		62	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SJ	70	£5,429	
£530,000	11/11/2021	S		12	BYRON VIEW		CHELMSFORD	CM2 6ZN	107	£4,953	
£450,000	11/11/2021	D		70	QUILP DRIVE		CHELMSFORD	CM1 4YD	94	£4,787	
£935,000	11/11/2021	D			FOLLIFOOT	ST JOHNS ROAD	WRITTLE	CHELMSFORD	CM1 3EB	218	£4,289

£592,000	11/11/2021	D		21	BARNABY RUDGE		CHELMSFORD	CM1 4YG	142	£4,169	
£340,000	11/11/2021	T		7	HOMEFIELD CLOSE		CHELMSFORD	CM1 2HE	85	£4,000	
£595,000	12/11/2021	D		14	LICHFIELD CLOSE		CHELMSFORD	CM1 2XW	103	£5,777	
£360,000	12/11/2021	D		35	SIDMOUTH ROAD		CHELMSFORD	CM1 6LS	65	£5,538	
£621,000	12/11/2021	D		47	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	116	£5,353	
£248,500	12/11/2021	F	FLAT 2		ST MARKS HOUSE	COTTAGE PLACE	CHELMSFORD	CM1 1NL	49	£5,071	
£405,000	12/11/2021	D		62	THE GREEN	WRITTLE	CHELMSFORD	CM1 3DU	80	£5,063	
£272,500	12/11/2021	F		51	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	55	£4,955	
£525,000	12/11/2021	D		50	BEELEIGH LINK		CHELMSFORD	CM2 6RG	106	£4,953	
£785,000	12/11/2021	D		119	HUMBER ROAD		CHELMSFORD	CM1 7PG	160	£4,906	
£520,000	12/11/2021	D		50	BEELEIGH LINK		CHELMSFORD	CM2 6RG	106	£4,906	
£495,000	12/11/2021	D		98	KELVEDON CLOSE		CHELMSFORD	CM1 4DG	104	£4,760	
£330,000	12/11/2021	T		5	MALVERN CLOSE		CHELMSFORD	CM1 2HL	82	£4,024	
£745,000	12/11/2021	D			ROSEMARY LODGE	LEIGHAMS ROAD	BICKNACRE	CHELMSFORD	CM3 4HF	195	£3,821
£312,500	12/11/2021	T		10	HART STREET		CHELMSFORD	CM2 0RY	84	£3,720	
£380,000	12/11/2021	S		13	GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5IQ	119	£3,193	
£415,000	15/11/2021	D		26	PERTWEE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NT	73	£5,685	
£302,000	15/11/2021	S		29	ORCHARD STREET		CHELMSFORD	CM2 0HD	58	£5,207	
£325,000	15/11/2021	T		22	MANOR ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PT	91	£3,571	
£127,500	15/11/2021	F		4	MEGGY TYE	SPRINGFIELD	CHELMSFORD	CM2 6GA	43	£2,965	
£505,000	16/11/2021	D		46	ROXWELL AVENUE		CHELMSFORD	CM1 2NX	80	£6,313	
£400,000	16/11/2021	F	FLAT 6		QUINLAN COURT, 78	MILL LANE	DANBURY	CHELMSFORD	CM3 4HX	71	£5,634
£675,000	16/11/2021	D		5	RIDDIFORD DRIVE		CHELMSFORD	CM1 2GB	124	£5,444	
£415,000	17/11/2021	D		9	WHITE ELM ROAD	BICKNACRE	CHELMSFORD	CM3 4LU	80	£5,188	
£370,000	17/11/2021	T		23	NORTH DELL		CHELMSFORD	CM1 6UP	75	£4,933	
£470,000	17/11/2021	D		29	BULBECKS WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZN	113	£4,159	
£155,000	17/11/2021	F		50	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SS	44	£3,523	
£195,000	17/11/2021	F		18	SHERWOOD DRIVE		CHELMSFORD	CM1 3DN	68	£2,868	
£350,000	18/11/2021	T		28	ORCHARD STREET		CHELMSFORD	CM2 0HD	55	£6,364	
£290,000	18/11/2021	T		2	MILTON PLACE		CHELMSFORD	CM1 4LA	64	£4,531	
£285,000	19/11/2021	S		61	COUNTY PLACE		CHELMSFORD	CM2 0RF	50	£5,700	
£250,000	19/11/2021	F		90	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TZ	49	£5,102	
£280,000	19/11/2021	T		8	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY	57	£4,912	
£407,000	19/11/2021	S		9	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LT	90	£4,522	
£1,142,500	19/11/2021	D			OLD SCHOOL HOUSE	SCHOOL ROAD	GOOD EASTER	CHELMSFORD	CM1 4RT	257	£4,446
£570,000	19/11/2021	S		55	CORNELIUS VALE		CHELMSFORD	CM2 6GY	133	£4,286	
£308,500	19/11/2021	T		22	PLOVER WALK		CHELMSFORD	CM2 8XX	78	£3,955	
£355,000	19/11/2021	F	34		WATERHOUSE COURT	BURGESS SPRINGS	CHELMSFORD	CM1 1QZ	93	£3,817	
£284,000	19/11/2021	F		23	HAYES CLOSE		CHELMSFORD	CM2 0RN	79	£3,595	
£460,000	19/11/2021	S		2	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	134	£3,433	
£300,000	19/11/2021	T		68	BELVEDERE ROAD	DANBURY	CHELMSFORD	CM3 4RB	96	£3,125	
£360,000	22/11/2021	S		10	KIRK PLACE		CHELMSFORD	CM2 6TN	59	£6,102	
£560,000	22/11/2021	S		154	MOULSHAM DRIVE		CHELMSFORD	CM2 9QA	99	£5,657	
£490,000	22/11/2021	D		35	HOYNORS	DANBURY	CHELMSFORD	CM3 4RL	95	£5,158	
£567,000	22/11/2021	S		25	SWISS AVENUE		CHELMSFORD	CM1 2AD	112	£5,063	
£366,000	22/11/2021	S		16	STARBOARD VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GR	75	£4,880	
£255,000	22/11/2021	F	FLAT 3			MOULSHAM STREET	CHELMSFORD	CM2 0JA	57	£4,474	
£258,000	22/11/2021	T		112	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	58	£4,448	
£615,000	22/11/2021	D		42	MAIN ROAD	DANBURY	CHELMSFORD	CM3 4NQ	160	£3,844	

£245,000	22/11/2021	F		53	VICTORIA CRESCENT		CHELMSFORD	CM1 1QF	65	£3,769
£640,000	23/11/2021	S		20	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9LA	N/A	#VALUE!
£1,100,000	23/11/2021	D		4	GUYS FARM	WRITTLE	CHELMSFORD	CM1 3GA	174	£6,322
£635,000	23/11/2021	D		44	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NU	136	£4,669
£390,000	23/11/2021	T		18	TOWN CROFT		CHELMSFORD	CM1 4JX	108	£3,611
£375,000	23/11/2021	S		71	RAINSFORD LANE		CHELMSFORD	CM1 2QS	105	£3,571
£106,750	23/11/2021	F		59	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	69	£1,547
£544,000	24/11/2021	D		8	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	83	£6,554
£370,000	24/11/2021	S		33	ORFORD CRESCENT		CHELMSFORD	CM1 7NZ	59	£6,271
£545,000	24/11/2021	S		52	ST JOHNS ROAD		CHELMSFORD	CM2 9PE	98	£5,561
£700,000	24/11/2021	S		11	ST VINCENTS ROAD		CHELMSFORD	CM2 9PS	133	£5,263
£400,000	24/11/2021	D	LYNSHORE		LYNDERS WOOD LANE	GREAT LEIGHS	CHELMSFORD	CM3 1PX	77	£5,195
£285,000	24/11/2021	T		6	VICARAGE ROAD		CHELMSFORD	CM2 9PG	55	£5,182
£598,000	24/11/2021	D		55	LAWN LANE		CHELMSFORD	CM1 6PS	116	£5,155
£379,000	24/11/2021	S		9	LINNET DRIVE		CHELMSFORD	CM2 8AD	87	£4,356
£320,000	24/11/2021	T		53	BAKER STREET		CHELMSFORD	CM2 0SA	74	£4,324
£475,000	24/11/2021	D		5	BULBECKS WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZN	115	£4,130
£289,000	24/11/2021	F		90	WATSON HEIGHTS		CHELMSFORD	CM1 1AF	70	£4,129
£310,000	24/11/2021	T		522	LINNET DRIVE		CHELMSFORD	CM2 8AN	81	£3,827
£195,000	24/11/2021	F		19	MASCALLS WAY		CHELMSFORD	CM2 7NR	75	£2,600
£188,700	24/11/2021	T	1	BIRCH HOUSE	THE WESTERINGS		CHELMSFORD	CM2 8JQ	75	£2,516
£145,000	24/11/2021	F	FLAT 11	MANOR HOUSE	GAY BOWERS ROAD	DANBURY	CHELMSFORD	CM3 4JQ	64	£2,266
£345,000	25/11/2021	T		134	SPRINGFIELD ROAD		CHELMSFORD	CM2 6LF	67	£5,149
£544,000	25/11/2021	D		1	DAFFODIL WAY		CHELMSFORD	CM1 6XB	129	£4,217
£160,000	25/11/2021	T		23	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT	38	£4,211
£560,000	25/11/2021	D		28	WHITMORE CRESCENT		CHELMSFORD	CM2 6YN	140	£4,000
£185,000	25/11/2021	F		77	TAMAR RISE		CHELMSFORD	CM1 7QL	55	£3,364
£640,000	26/11/2021	T		4	BROAD MEAD	SOUTH HANNINGFIELD	CHELMSFORD	CM3 8GX	122	£5,246
£407,500	26/11/2021	S		15	WHYVERNE CLOSE		CHELMSFORD	CM1 6UE	78	£5,224
£235,000	26/11/2021	S		59	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	45	£5,222
£440,000	26/11/2021	S		15	HUNTS CLOSE	WRITTLE	CHELMSFORD	CM1 3HJ	85	£5,176
£470,000	26/11/2021	S		4	BIRDIE CLOSE		CHELMSFORD	CM3 3FW	93	£5,054
£390,000	26/11/2021	S		14	ST NAZAIRE ROAD		CHELMSFORD	CM1 2EQ	82	£4,756
£412,000	26/11/2021	S		35	MURRELL LOCK		CHELMSFORD	CM2 6SW	89	£4,629
£487,500	26/11/2021	S		31	KINGSTON CRESCENT		CHELMSFORD	CM2 6DN	107	£4,556
£223,000	26/11/2021	F		38	STAPLEFORD CLOSE		CHELMSFORD	CM2 0RB	49	£4,551
£245,000	26/11/2021	T		3	TOWNFIELD STREET		CHELMSFORD	CM1 1QJ	54	£4,537
£375,000	26/11/2021	T		5	PALM CLOSE		CHELMSFORD	CM2 9NL	86	£4,360
£386,000	26/11/2021	S		41	CORPORATION ROAD		CHELMSFORD	CM1 2AR	89	£4,337
£345,000	26/11/2021	T		15	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	80	£4,313
£242,500	26/11/2021	F		4	COATES QUAY		CHELMSFORD	CM2 6HU	57	£4,254
£420,000	26/11/2021	S		6	ST MARYS CLOSE	GREAT BADDOW	CHELMSFORD	CM2 8EQ	106	£3,962
£445,000	26/11/2021	T		13	HILL VIEW ROAD		CHELMSFORD	CM1 7RS	113	£3,938
£415,000	26/11/2021	D		13	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX	107	£3,879
£340,000	26/11/2021	D		95	COVAL LANE		CHELMSFORD	CM1 1TQ	89	£3,820
£160,000	26/11/2021	F	42	FRIARS HOUSE, 6	PARKWAY		CHELMSFORD	CM2 0NF	44	£3,636
£187,250	26/11/2021	F		81	GUYS FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NF	56	£3,344
£223,000	26/11/2021	F		7	COURTLANDS		CHELMSFORD	CM1 4DD	72	£3,097
£287,500	26/11/2021	S		143	SUNRISE AVENUE		CHELMSFORD	CM1 4JW	101	£2,847

£98,000	26/11/2021	F	12	ECCLES COURT	BURGESS SPRINGS	CHELMSFORD	CM1 1JB	51	£1,922	
£358,500	29/11/2021	S			6 TYLERS CLOSE	CHELMSFORD	CM2 9DY	59	£6,076	
£485,000	29/11/2021	S			1 BADDOW PLACE AVENUE	CHELMSFORD	CM2 7JN	85	£5,706	
£429,995	29/11/2021	S			9 BUSHEY CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LF	80	£5,375
£400,000	29/11/2021	T			12 TOWN CROFT	CHELMSFORD	CM1 4JX	75	£5,333	
£500,000	29/11/2021	S	4	BAKERS COTTAGES	HYDE LANE	DANBURY	CHELMSFORD	CM3 4LW	94	£5,319
£410,000	29/11/2021	D			52 INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GE	81	£5,062
£270,000	29/11/2021	F		FLAT 13 FRENCH COURT	CEDAR AVENUE		CHELMSFORD	CM1 2WW	55	£4,909
£195,000	29/11/2021	F			3 GERARD GARDENS		CHELMSFORD	CM2 9GD	40	£4,875
£485,000	29/11/2021	D			35 ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LS	103	£4,709
£613,750	29/11/2021	S			22 THE AVENUE	DANBURY	CHELMSFORD	CM3 4QN	133	£4,615
£565,000	29/11/2021	T			141 PUMP LANE	SPRINGFIELD	CHELMSFORD	CM1 6TA	128	£4,414
£480,000	29/11/2021	T			50 ST FABIAN'S DRIVE		CHELMSFORD	CM1 2PR	110	£4,364
£315,000	29/11/2021	T			9 FOREMANS		CHELMSFORD	CM1 2GQ	75	£4,200
£465,000	29/11/2021	T			52 ST FABIAN'S DRIVE		CHELMSFORD	CM1 2PR	119	£3,908
£470,000	29/11/2021	S			28 BERWICK AVENUE		CHELMSFORD	CM1 4AS	125	£3,760
£325,000	29/11/2021	S			15 MEADOW ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DU	88	£3,693
£400,000	29/11/2021	T			62 SUNRISE AVENUE		CHELMSFORD	CM1 4JP	109	£3,670
£455,000	29/11/2021	T			64 PARKLANDS DRIVE		CHELMSFORD	CM1 7SP	126	£3,611
£195,000	29/11/2021	F			22 LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GQ	56	£3,482
£400,000	30/11/2021	S			7 DIXON AVENUE		CHELMSFORD	CM1 2AQ	61	£6,557
£360,000	30/11/2021	S			26 HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HH	69	£5,217
£450,000	30/11/2021	S		21A	BEECHES ROAD		CHELMSFORD	CM1 2RX	88	£5,114
£1,280,000	30/11/2021	D		BOJANGLES	SOUTH HANNINGFIELD ROAD	SOUTH HANNINGFIELD	CHELMSFORD	CM3 8HJ	256	£5,000
£355,000	30/11/2021	T			14 BOUNDERBY GROVE		CHELMSFORD	CM1 4XW	74	£4,797
£365,000	30/11/2021	T			57 DAFFODIL WAY		CHELMSFORD	CM1 6XE	78	£4,679
£545,000	30/11/2021	D			80 BODMIN ROAD		CHELMSFORD	CM1 6LL	118	£4,619
£315,000	30/11/2021	S			13 ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	74	£4,257
£235,000	30/11/2021	T			16 DAWBERRY PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZQ	59	£3,983
£168,000	30/11/2021	F			39 RUMSEY FIELDS	DANBURY	CHELMSFORD	CM3 4RH	48	£3,500
£254,000	30/11/2021	F			42 WHARF ROAD		CHELMSFORD	CM2 6LU	74	£3,432
£190,000	30/11/2021	S			79 ARCHERS WAY		CHELMSFORD	CM2 8SB	91	£2,088
£375,000	01/12/2021	D			6 HILL VIEW ROAD		CHELMSFORD	CM1 7RS	68	£5,515
£460,000	01/12/2021	S			18 HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HH	106	£4,340
£375,000	01/12/2021	S			152 LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR	103	£3,641
£389,000	02/12/2021	D			11 REYNOLDS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FA	71	£5,479
£690,000	02/12/2021	S		OAKFOLD	THE RIDGE	LITTLE BADDOW	CHELMSFORD	CM3 4RX	149	£4,631
£330,000	02/12/2021	S			20 COTSWOLD CRESCENT		CHELMSFORD	CM1 2HS	78	£4,231
£780,000	03/12/2021	T			8 BADDOW ROAD		CHELMSFORD	CM2 0DG	N/A	#VALUE!
£760,000	03/12/2021	D		DRAKES COTTAGE	DRAKES LANE	LITTLE WALTHAM	CHELMSFORD	CM3 3ND	124	£6,129
£233,000	03/12/2021	S			2 TUTORS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FB	41	£5,683
£315,000	03/12/2021	T			59 PEGGOTTY CLOSE		CHELMSFORD	CM1 4XU	66	£4,773
£415,000	03/12/2021	S			21 RIDLEY ROAD		CHELMSFORD	CM1 7AR	87	£4,770
£356,500	03/12/2021	S			4 EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SB	79	£4,513
£615,000	03/12/2021	D			95 MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1ND	138	£4,457
£436,000	03/12/2021	T			15 MONTFORT DRIVE		CHELMSFORD	CM2 9FN	101	£4,317
£636,000	03/12/2021	D			8 JIGGER GARDENS		CHELMSFORD	CM3 3FR	152	£4,184
£215,000	03/12/2021	F			70 HARBERD TYE		CHELMSFORD	CM2 9GJ	52	£4,135
£2,150,000	03/12/2021	D		FARTHINGS	EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TQ	543	£3,959

£600,000	03/12/2021	S		148	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	154	£3,896
£652,500	03/12/2021	D		21	FAIRWAY DRIVE		CHELMSFORD	CM3 3FG	174	£3,750
£198,000	03/12/2021	S		35	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ	53	£3,736
£310,000	03/12/2021	S		61	HAREWOOD ROAD		CHELMSFORD	CM1 3DH	83	£3,735
£200,000	03/12/2021	F	16A		LOWER ANCHOR STREET		CHELMSFORD	CM2 0AS	58	£3,448
£415,000	06/12/2021	D		42	KINGS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QH	N/A	#VALUE!
£340,000	06/12/2021	T		13	GOLDING THOROUGHFARE		CHELMSFORD	CM2 6TU	66	£5,152
£1,250,000	06/12/2021	D		596	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BY	259	£4,826
£497,000	06/12/2021	D		52	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	106	£4,689
£325,000	06/12/2021	T		17	WATCHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8PT	74	£4,392
£315,000	06/12/2021	T		57	PINES ROAD		CHELMSFORD	CM1 2EY	74	£4,257
£325,000	06/12/2021	T		7	CHELMER ROAD		CHELMSFORD	CM2 6NH	77	£4,221
£380,000	06/12/2021	T		109	BADDOW ROAD		CHELMSFORD	CM2 7PY	91	£4,176
£450,000	07/12/2021	D		26	CLEMENTS GREEN LANE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JP	127	£3,543
£120,000	07/12/2021	F		24	BOND STREET		CHELMSFORD	CM1 1GH	52	£2,308
£355,000	08/12/2021	S		56	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EN	71	£5,000
£410,000	08/12/2021	S		71	LINNET DRIVE		CHELMSFORD	CM2 8AE	86	£4,767
£400,000	08/12/2021	S		37	DORSET AVENUE		CHELMSFORD	CM2 9UA	88	£4,545
£415,000	08/12/2021	S		24	VAN DIEMANS ROAD		CHELMSFORD	CM2 9QQ	93	£4,462
£330,000	08/12/2021	T		508	LINNET DRIVE		CHELMSFORD	CM2 8AN	75	£4,400
£152,000	08/12/2021	F		112	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	35	£4,343
£407,500	08/12/2021	T		28	LONGFIELD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JN	102	£3,995
£572,500	08/12/2021	D		14	WELLFIELD	WRITTLE	CHELMSFORD	CM1 3LF	144	£3,976
£340,000	08/12/2021	S		24	ANDERSON AVENUE		CHELMSFORD	CM1 2BZ	88	£3,864
£755,000	08/12/2021	D		12	PURCELL COLE	WRITTLE	CHELMSFORD	CM1 3NB	197	£3,832
£325,000	08/12/2021	T		19	FREMANTLE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TY	89	£3,652
£525,000	09/12/2021	S		14	FIFTH AVENUE		CHELMSFORD	CM1 4HD	94	£5,585
£395,000	09/12/2021	D		146	LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GF	82	£4,817
£680,100	09/12/2021	D		4	PURCELL COLE	WRITTLE	CHELMSFORD	CM1 3NB	145	£4,690
£1,100,000	09/12/2021	D	CHIMNEYS		BRAINTREE ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3LH	236	£4,661
£415,000	09/12/2021	D	ROSE COTTAGE		MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RF	98	£4,235
£388,000	09/12/2021	T		316	BADDOW ROAD		CHELMSFORD	CM2 9QX	94	£4,128
£515,000	09/12/2021	D		40	BAWDEN WAY		CHELMSFORD	CM2 9GY	131	£3,931
£335,000	09/12/2021	S		15	TAYLOR AVENUE		CHELMSFORD	CM1 2BT	87	£3,851
£190,000	09/12/2021	F		137	SHELLEY ROAD		CHELMSFORD	CM2 6ET	77	£2,468
£430,000	10/12/2021	S		29	OSPREY WAY		CHELMSFORD	CM2 8AP	67	£6,418
£546,000	10/12/2021	S		58	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QZ	90	£6,067
£630,000	10/12/2021	D		5	VICTORIA ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LR	115	£5,478
£388,000	10/12/2021	S		8	SAMUEL MANOR	SPRINGFIELD	CHELMSFORD	CM2 6PU	71	£5,465
£585,000	10/12/2021	D		1	THE AVENUE	DANBURY	CHELMSFORD	CM3 4QN	111	£5,270
£379,000	10/12/2021	T		16	WOLSELEY ROAD		CHELMSFORD	CM2 0RS	72	£5,264
£585,000	10/12/2021	D		8	HALYARD REACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GN	113	£5,177
£798,500	10/12/2021	D		49	MALDON ROAD	DANBURY	CHELMSFORD	CM3 4QL	155	£5,152
£625,000	10/12/2021	D		59	LAWN LANE		CHELMSFORD	CM1 6PS	129	£4,845
£410,000	10/12/2021	T		31	WHARTON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BF	87	£4,713
£240,000	10/12/2021	F		225	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU	51	£4,706
£337,000	10/12/2021	T		49	LIME WALK		CHELMSFORD	CM2 9NQ	74	£4,554
£222,000	10/12/2021	F		30	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	49	£4,531
£332,000	10/12/2021	S		31	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EL	74	£4,486

£375,000	10/12/2021	S		42	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DL	89	£4,213	
£550,000	10/12/2021	D		4	EDWIN HALL VIEW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5QL	134	£4,104	
£335,000	10/12/2021	T		35	ASHLEY GREEN	EAST HANNINGFIELD	CHELMSFORD	CM3 8AY	82	£4,085	
£267,000	10/12/2021	T		32	BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	66	£4,045	
£515,000	10/12/2021	S		1	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	130	£3,962	
£352,000	10/12/2021	S		1	ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 55R	103	£3,417	
£107,000	10/12/2021	F	205		HAVENCOURT	VICTORIA ROAD	CHELMSFORD	CM1 1EA	44	£2,432	
£385,000	13/12/2021	D		4	ORCHARD CLOSE	WRITTLE	CHELMSFORD	CM1 3EG	N/A	#VALUE!	
£560,000	13/12/2021	S		14	GORDON ROAD		CHELMSFORD	CM2 9LL	109	£5,138	
£656,500	13/12/2021	S	2		WALLACES FARM	WALLACES LANE	BOREHAM	CHELMSFORD	CM3 3AU	129	£5,089
£540,000	13/12/2021	T		5	MARLBOROUGH TERRACE		CHELMSFORD	CM2 0GL	127	£4,252	
£268,000	13/12/2021	F	45		ARMSTRONG GIBBS COURT	THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	67	£4,000
£585,000	13/12/2021	F		42	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	155	£3,774	
£375,000	13/12/2021	S		3	ROMAN ROAD	LITTLE WALTHAM	CHELMSFORD	CM3 3PE	132	£2,841	
£585,000	14/12/2021	D		101	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	69	£8,478	
£365,000	14/12/2021	T		60	ASHLEY GREEN	EAST HANNINGFIELD	CHELMSFORD	CM3 8AY	83	£4,398	
£255,000	14/12/2021	F	2		BARBARY LODGE	SEYMOUR STREET	CHELMSFORD	CM2 0NL	58	£4,397	
£210,000	14/12/2021	F		401	DURRANT COURT		CHELMSFORD	CM1 1UE	54	£3,889	
£363,000	14/12/2021	S		19	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	119	£3,050	
£395,000	15/12/2021	T		37	PRIMROSE HILL		CHELMSFORD	CM1 2RH	73	£5,411	
£541,250	15/12/2021	D		12	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DH	102	£5,306	
£480,000	15/12/2021	D		20	WILLOUGHBY DRIVE		CHELMSFORD	CM2 6UT	92	£5,217	
£337,000	15/12/2021	S		8	LUCAS AVENUE		CHELMSFORD	CM2 9JJ	69	£4,884	
£390,000	15/12/2021	S		20	WOODLAND ROAD		CHELMSFORD	CM1 2AT	84	£4,643	
£500,000	15/12/2021	S		35	WALLACE CRESCENT		CHELMSFORD	CM2 9QL	113	£4,425	
£185,000	15/12/2021	F		113	KINGS ROAD		CHELMSFORD	CM1 2BD	42	£4,405	
£785,000	15/12/2021	D		37	JOHN EVE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DE	183	£4,290	
£327,000	15/12/2021	T		283	DORSET AVENUE		CHELMSFORD	CM2 8HB	79	£4,139	
£167,000	15/12/2021	F		3	GUYS FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NF	42	£3,976	
£405,000	15/12/2021	S		17	GLEBE VIEW		CHELMSFORD	CM2 8PZ	102	£3,971	
£360,200	15/12/2021	T		65	BRAMWOODS ROAD		CHELMSFORD	CM2 7LS	94	£3,832	
£975,000	16/12/2021	D			NIGHTINGALE COTTAGE	NATHANS LANE	WRITTLE	CHELMSFORD	CM1 3RF	152	£6,414
£1,250,000	16/12/2021	D			WILLOWBANK	NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TA	228	£5,482
£255,000	16/12/2021	F	FLAT 9		ST MARKS HOUSE	COTTAGE PLACE	CHELMSFORD	CM1 1NL	47	£5,426	
£405,500	16/12/2021	T		34	SHELDRIK LINK	SPRINGFIELD	CHELMSFORD	CM2 6GJ	76	£5,336	
£335,000	16/12/2021	F	FLAT 6		ST MARKS HOUSE	COTTAGE PLACE	CHELMSFORD	CM1 1NL	63	£5,317	
£565,500	16/12/2021	S		29	WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QY	110	£5,141	
£335,000	16/12/2021	S		3	LEIGHLANDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XN	68	£4,926	
£700,000	16/12/2021	D		10	AYLETT'S	BROOMFIELD	CHELMSFORD	CM1 7LE	159	£4,403	
£715,000	16/12/2021	D		117	HUMBER ROAD		CHELMSFORD	CM1 7PG	166	£4,307	
£521,000	16/12/2021	D		7	LEAPINGWELL CLOSE		CHELMSFORD	CM2 6RZ	122	£4,270	
£365,000	16/12/2021	S		25	BELVEDERE CLOSE	DANBURY	CHELMSFORD	CM3 4RG	89	£4,101	
£400,000	16/12/2021	T		91	MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3J	99	£4,040	
£555,000	16/12/2021	S		15	FIFTH AVENUE		CHELMSFORD	CM1 4HB	140	£3,964	
£780,000	16/12/2021	D		556	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BX	218	£3,578	
£340,000	16/12/2021	T		41	THE PRIORY	WRITTLE	CHELMSFORD	CM1 3JE	101	£3,366	
£282,000	16/12/2021	F	FLAT 4		BAKER STREET		CHELMSFORD	CM2 0SF	90	£3,133	
£98,000	16/12/2021	F	10		ECCLES COURT	BURGESS SPRINGS	CHELMSFORD	CM1 1JB	51	£1,922	
£1,375,000	17/12/2021	D			LYNCHETTS	COLEMANS LANE	DANBURY	CHELMSFORD	CM3 4DN	212	£6,486

£427,500	17/12/2021	T			30	GOLDLAY ROAD		CHELMSFORD	CM2 0EL	69	£6,196
£378,000	17/12/2021	S			12	SPRINGFIELD PARK LANE		CHELMSFORD	CM2 6EG	63	£6,000
£2,100,000	17/12/2021	D	LANCASTER HOUSE, 234			SPRINGFIELD ROAD		CHELMSFORD	CM2 6BP	353	£5,949
£650,000	17/12/2021	D			1	REDWOOD DRIVE	WRITTLE	CHELMSFORD	CM1 3LY	115	£5,652
£350,000	17/12/2021	S		2A		HUNTS CLOSE	WRITTLE	CHELMSFORD	CM1 3HJ	65	£5,385
£210,000	17/12/2021	T			3	BLAKE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XY	40	£5,250
£235,000	17/12/2021	F	44	BAILEY COURT		NEW WRITTLE STREET		CHELMSFORD	CM2 0FS	45	£5,222
£187,500	17/12/2021	F			39	TUGBY PLACE		CHELMSFORD	CM1 4XL	37	£5,068
£200,000	17/12/2021	F			63	COLYERS REACH		CHELMSFORD	CM2 6RW	40	£5,000
£390,000	17/12/2021	T			11	UPLANDS DRIVE		CHELMSFORD	CM1 6TR	78	£5,000
£482,000	17/12/2021	D			38	WIDFORD ROAD		CHELMSFORD	CM2 9AR	97	£4,969
£400,000	17/12/2021	D	ORCHARD HOUSE			MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3JF	83	£4,819
£856,000	17/12/2021	S			35	VICARAGE ROAD		CHELMSFORD	CM2 9BS	179	£4,782
£260,000	17/12/2021	F	45	CANSIDE		MEADOW WALK		CHELMSFORD	CM1 1FU	55	£4,727
£485,000	17/12/2021	D			12	LEEWARD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YR	103	£4,709
£364,000	17/12/2021	S			8	HARNESS CLOSE		CHELMSFORD	CM1 6UU	79	£4,608
£185,000	17/12/2021	F			8	CATHEDRAL WALK		CHELMSFORD	CM1 1NX	42	£4,405
£400,000	17/12/2021	S			57	LINNET DRIVE		CHELMSFORD	CM2 8AE	91	£4,396
£465,000	17/12/2021	T			1	CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AE	106	£4,387
£127,500	17/12/2021	F			9	TOWNSEND	SPRINGFIELD	CHELMSFORD	CM2 6GB	30	£4,250
£475,000	17/12/2021	S			78	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EY	115	£4,130
£210,000	17/12/2021	F			44	WHARF ROAD		CHELMSFORD	CM2 6LU	56	£3,750
£300,000	17/12/2021	T			15	STANSTED CLOSE		CHELMSFORD	CM1 2TW	83	£3,614
£390,000	17/12/2021	S			78	MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7AJ	110	£3,545
£378,000	17/12/2021	F	7	ALEXANDRA COURT		CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7HY	118	£3,203
£127,500	17/12/2021	F	FLAT 4	BALMORAL COURT		SPRINGFIELD ROAD		CHELMSFORD	CM2 6JQ	41	£3,110
£313,500	17/12/2021	S			58	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SJ	130	£2,412
£88,000	17/12/2021	F			31	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FN	52	£1,692
£450,000	20/12/2021	S			5	EVES CORNER	DANBURY	CHELMSFORD	CM3 4QF	N/A	#VALUE!
£720,000	20/12/2021	D			510	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BU	138	£5,217
£1,100,000	20/12/2021	D	FARTHINGS			COPT HILL	DANBURY	CHELMSFORD	CM3 4NN	215	£5,116
£370,000	20/12/2021	S			76	DOWNLEAZE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SJ	82	£4,512
£670,000	20/12/2021	T			5	JOSEPH CLIBBON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AS	151	£4,437
£620,000	20/12/2021	D			80	FOXGLOVE AVENUE		CHELMSFORD	CM1 4FW	143	£4,336
£440,000	20/12/2021	T			2	STABLECROFT		CHELMSFORD	CM1 6YX	103	£4,272
£500,000	20/12/2021	D			8	WILLIE SEWELL LINK	SPRINGFIELD	CHELMSFORD	CM1 6BP	121	£4,132
£360,000	20/12/2021	S			28	ST NAZAIRE ROAD		CHELMSFORD	CM1 2EQ	88	£4,091
£250,000	20/12/2021	F			89	RAINSFORD ROAD		CHELMSFORD	CM1 2QJ	62	£4,032
£340,000	20/12/2021	T			69	WALLASEA GARDENS		CHELMSFORD	CM1 6JY	85	£4,000
£660,000	20/12/2021	D			7	TAYLOR WAY	GREAT BADDOW	CHELMSFORD	CM2 8ZG	173	£3,815
£350,000	20/12/2021	T			12	TANNERS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PU	99	£3,535
£460,000	20/12/2021	S			6	WHITEHOUSE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PF	134	£3,433
£175,000	20/12/2021	F			30	SNOWDROP CLOSE		CHELMSFORD	CM1 6XD	63	£2,778
£230,500	21/12/2021	F	FLAT 1	ST MARKS HOUSE		COTTAGE PLACE		CHELMSFORD	CM1 1NL	43	£5,360
£490,000	21/12/2021	D			130	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AQ	112	£4,375
£430,000	21/12/2021	T			340	BADDOW ROAD		CHELMSFORD	CM2 9QZ	100	£4,300
£320,000	21/12/2021	S			18	PEDLARS PATH	DANBURY	CHELMSFORD	CM3 4HZ	83	£3,855
£545,000	21/12/2021	S			1	PITFIELD		CHELMSFORD	CM2 9QY	190	£2,868
£90,000	21/12/2021	F			30	RENNOLDSON GREEN		CHELMSFORD	CM2 9FY	68	£1,324

£210,000	22/12/2021	F	1	OXNEY PLACE, 210	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	33	£6,364
£325,000	22/12/2021	S			18 ALDRIDGE CLOSE		CHELMSFORD	CM2 6QG	59	£5,508
£356,000	22/12/2021	T			123 HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HQ	81	£4,395
£295,000	22/12/2021	T			4 LILAC CLOSE		CHELMSFORD	CM2 9NY	68	£4,338
£243,000	22/12/2021	F			16 TYDEMANS		CHELMSFORD	CM2 9FH	61	£3,984
£330,000	22/12/2021	T			29 FOSTERS CLOSE	WRITTLE	CHELMSFORD	CM1 3NW	88	£3,750
£343,000	22/12/2021	T			2 BLAKE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XY	108	£3,176
£661,500	22/12/2021	D			5 THE CEDARS		CHELMSFORD	CM2 6BL	210	£3,150
£282,000	23/12/2021	F	2	TYRELL LODGE	SPRINGFIELD ROAD		CHELMSFORD	CM2 6JA	70	£4,029
£215,000	23/12/2021	F			84 BYRON ROAD		CHELMSFORD	CM2 6HJ	64	£3,359
£840,000	04/01/2022	D			13 HYDE LANE	DANBURY	CHELMSFORD	CM3 4QT	195	£4,308
£416,000	04/01/2022	T			49 ROOKES CRESCENT		CHELMSFORD	CM1 3GL	124	£3,355
£290,000	04/01/2022	T			54 QUEENSLAND CRESCENT		CHELMSFORD	CM1 2EB	92	£3,152
£307,000	05/01/2022	T			34 SILVESTER WAY	SPRINGFIELD	CHELMSFORD	CM2 6YZ	56	£5,482
£166,000	05/01/2022	F			48 VILLIERS PLACE	BOREHAM	CHELMSFORD	CM3 3JN	36	£4,611
£525,000	05/01/2022	D			3 OLDBURY AVENUE		CHELMSFORD	CM2 7EB	117	£4,487
£460,000	05/01/2022	D			11 BORDA CLOSE		CHELMSFORD	CM1 4JY	115	£4,000
£80,000	05/01/2022	F			39 ALBION COURT		CHELMSFORD	CM2 0UT	39	£2,051
£363,000	06/01/2022	S			4 TAVISTOCK ROAD		CHELMSFORD	CM1 6JL	71	£5,113
£685,000	06/01/2022	D		PLANTATION LODGE	THE BRINGEY	GREAT BADDOW	CHELMSFORD	CM2 7QY	152	£4,507
£520,000	06/01/2022	S		KINGSWOOD	WHEELERS HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LZ	132	£3,939
£545,000	06/01/2022	D			4 REGAL CLOSE		CHELMSFORD	CM2 9RJ	141	£3,865
£188,000	06/01/2022	F			4 VIOLET CLOSE		CHELMSFORD	CM1 6XG	49	£3,837
£258,000	06/01/2022	F			3 DUNCAN PLACE		CHELMSFORD	CM2 9BJ	68	£3,794
£475,000	07/01/2022	D		HUNTERS COTTAGE	CHALK STREET	RETTENDON COMMON	CHELMSFORD	CM3 8DB	N/A	#VALUE!
£600,000	07/01/2022	D		THE MANSE	MAIN ROAD	WOODHAM FERRERS	CHELMSFORD	CM3 8RN	90	£6,667
£595,000	07/01/2022	S			24 ROSEBERRY ROAD		CHELMSFORD	CM2 0TU	95	£6,263
£200,000	07/01/2022	F	23	LYTTLETON HOUSE, 64	BROOMFIELD ROAD		CHELMSFORD	CM1 1SW	37	£5,405
£327,000	07/01/2022	T			126 ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NX	61	£5,361
£646,500	07/01/2022	D		2A	SUNRISE AVENUE		CHELMSFORD	CM1 4JP	124	£5,214
£582,000	07/01/2022	D			8 LYON CLOSE		CHELMSFORD	CM2 8NY	128	£4,547
£330,000	07/01/2022	T	12	THE OAKS	MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3FL	73	£4,521
£192,500	07/01/2022	F			40 RAILWAY STREET		CHELMSFORD	CM1 1QS	44	£4,375
£492,000	07/01/2022	D			49 LONGACRE		CHELMSFORD	CM1 3BJ	115	£4,278
£150,000	07/01/2022	F			6 EPPING CLOSE		CHELMSFORD	CM1 2TH	42	£3,571
£255,000	07/01/2022	F			17 SHRUBLANDS CLOSE		CHELMSFORD	CM2 6LR	77	£3,312
£198,500	07/01/2022	F			33 COURTLANDS		CHELMSFORD	CM1 4DD	72	£2,757
£400,000	10/01/2022	D			13 KINGSTON AVENUE		CHELMSFORD	CM2 6DW	71	£5,634
£235,000	10/01/2022	T			43 CARRIAGE DRIVE		CHELMSFORD	CM1 6UY	42	£5,595
£405,000	10/01/2022	S			12 SHERBORNE ROAD		CHELMSFORD	CM1 7NT	73	£5,548
£320,000	10/01/2022	F		FLAT 7	236 WHARF ROAD		CHELMSFORD	CM2 6LP	63	£5,079
£375,000	10/01/2022	S			49 CHURCH HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LS	86	£4,360
£220,000	10/01/2022	F			3 GOODWIN CLOSE		CHELMSFORD	CM2 9GX	53	£4,151
£385,000	11/01/2022	S			23 TOWN CROFT		CHELMSFORD	CM1 4JX	72	£5,347
£527,000	11/01/2022	D		THE MALTINGS	MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DR	108	£4,880
£721,000	12/01/2022	D			60 TELFORD PLACE		CHELMSFORD	CM1 7QZ	209	£3,450
£320,000	12/01/2022	T			48 ST FABIANS DRIVE		CHELMSFORD	CM1 2PR	120	£2,667
£1,012,000	13/01/2022	D		GORDON HOUSE	HYDE LANE	DANBURY	CHELMSFORD	CM3 4LJ	169	£5,988
£305,000	13/01/2022	T			5 PALMERS CROFT		CHELMSFORD	CM2 6SR	58	£5,259

£510,000	13/01/2022	D		19	POLLARDS GREEN		CHELMSFORD	CM2 6UH	102	£5,000
£412,500	13/01/2022	S		338	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT	93	£4,435
£625,000	13/01/2022	D		54	TORQUAY ROAD		CHELMSFORD	CM1 7NX	141	£4,433
£300,000	13/01/2022	S		70	ANDERSON AVENUE		CHELMSFORD	CM1 2BZ	91	£3,297
£495,000	14/01/2022	S		210	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NS	N/A	#VALUE!
£522,000	14/01/2022	D		6	SACKVILLE CLOSE		CHELMSFORD	CM1 2LU	94	£5,553
£280,000	14/01/2022	T		26	BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY	51	£5,490
£615,000	14/01/2022	S		25	BROOK END ROAD NORTH	SPRINGFIELD	CHELMSFORD	CM2 6NW	125	£4,920
£290,000	14/01/2022	S		28	ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	60	£4,833
£985,000	14/01/2022	D		232	SPRINGFIELD ROAD		CHELMSFORD	CM2 6BP	208	£4,736
£265,000	14/01/2022	T		1	BERRY VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GY	56	£4,732
£382,000	14/01/2022	S		19	TEES ROAD		CHELMSFORD	CM1 7QH	84	£4,548
£345,000	14/01/2022	T		524	LINNET DRIVE		CHELMSFORD	CM2 8AN	76	£4,539
£554,000	14/01/2022	D	INGLEMIRE		RUNSELL GREEN	DANBURY	CHELMSFORD	CM3 4QZ	123	£4,504
£148,000	14/01/2022	F		22	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	33	£4,485
£240,000	14/01/2022	F		16	SEARLE CLOSE		CHELMSFORD	CM2 9GB	56	£4,286
£202,000	14/01/2022	F		36	PARKINSON DRIVE		CHELMSFORD	CM1 3GH	48	£4,208
£330,000	14/01/2022	T		156	LINNET DRIVE		CHELMSFORD	CM2 8AQ	79	£4,177
£775,000	14/01/2022	D	61A		QUEENS ROAD		CHELMSFORD	CM2 6HB	188	£4,122
£230,000	14/01/2022	F		10	COATES QUAY		CHELMSFORD	CM2 6HU	56	£4,107
£350,000	14/01/2022	T		1	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	86	£4,070
£530,000	14/01/2022	T	15A		HALL LANE	SANDON	CHELMSFORD	CM2 7RJ	131	£4,046
£525,000	14/01/2022	D		8	REDMAYNE DRIVE		CHELMSFORD	CM2 9AG	139	£3,777
£425,000	14/01/2022	D		43	BARBROOK WAY	BICKNACRE	CHELMSFORD	CM3 4HP	117	£3,632
£176,000	14/01/2022	F		74	FOXGLOVE WAY		CHELMSFORD	CM1 6QR	49	£3,592
£232,000	17/01/2022	F		58	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	43	£5,395
£430,000	17/01/2022	S		174	BEECHES ROAD		CHELMSFORD	CM1 2SA	91	£4,725
£495,000	17/01/2022	D		30	ST JAMES PARK		CHELMSFORD	CM1 2JG	111	£4,459
£205,000	17/01/2022	T	2	MEADOWSIDE COURT	MAIN ROAD	BOREHAM	CHELMSFORD	CM3 3JH	47	£4,362
£280,000	17/01/2022	F	34	ARMSTRONG GIBBS COURT	THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	67	£4,179
£220,000	17/01/2022	F		110	DURRANT COURT		CHELMSFORD	CM1 1UE	53	£4,151
£215,000	17/01/2022	F	35	THOMPSON COURT	BROOMFIELD ROAD		CHELMSFORD	CM1 1SJ	60	£3,583
£300,000	17/01/2022	T		16	HOMEFIELD CLOSE		CHELMSFORD	CM1 2HE	89	£3,371
£250,000	17/01/2022	F	15	FRIARS HOUSE, 6	PARKWAY		CHELMSFORD	CM2 0NF	77	£3,247
£307,500	18/01/2022	T		110	HENNIKER GATE		CHELMSFORD	CM2 6SB	54	£5,694
£465,000	18/01/2022	T		48	GRACE BARTLETT GARDENS		CHELMSFORD	CM2 9FW	110	£4,227
£795,000	18/01/2022	S		82	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DJ	206	£3,859
£400,000	18/01/2022	S		21	MEON CLOSE		CHELMSFORD	CM1 7QG	128	£3,125
£200,000	19/01/2022	T		68	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	39	£5,128
£230,000	19/01/2022	F	13	JOSEPH COURT	WRITTLE ROAD		CHELMSFORD	CM1 3WQ	52	£4,423
£1,355,000	20/01/2022	T		6	SPRINGFIELD PLACE		CHELMSFORD	CM1 7ZA	N/A	#VALUE!
£360,000	20/01/2022	T		29	WATERHOUSE STREET		CHELMSFORD	CM1 2TY	67	£5,373
£430,000	20/01/2022	S		98	ST JOHNS ROAD		CHELMSFORD	CM2 0TZ	86	£5,000
£342,000	20/01/2022	T		14	HONEYSUCKLE PATH		CHELMSFORD	CM1 6XT	70	£4,886
£308,000	20/01/2022	S		4	THE GREEN		CHELMSFORD	CM1 2BQ	67	£4,597
£310,000	20/01/2022	T		8	ROSLINGS CLOSE		CHELMSFORD	CM1 2HA	90	£3,444
£463,000	20/01/2022	D		1	PENTLAND AVENUE		CHELMSFORD	CM1 4AY	138	£3,355
£500,000	21/01/2022	D		53	MANOR ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PT	86	£5,814
£485,000	21/01/2022	D		53	MANOR ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PT	86	£5,640

£340,000	21/01/2022	S		26	WALLACE CRESCENT		CHELMSFORD	CM2 9QL	65	£5,231
£425,000	21/01/2022	S		8	ALBRA MEAD		CHELMSFORD	CM2 6YG	82	£5,183
£408,000	21/01/2022	S		70	MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7AJ	80	£5,100
£270,000	21/01/2022	S		29	PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB	58	£4,655
£362,500	21/01/2022	T		69	SUNRISE AVENUE		CHELMSFORD	CM1 4JN	81	£4,475
£495,000	21/01/2022	S		67	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ	112	£4,420
£850,000	21/01/2022	D	LINNETS		GOAT HALL LANE		CHELMSFORD	CM2 8PG	197	£4,315
£220,000	21/01/2022	F		76	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	53	£4,151
£148,000	21/01/2022	F		8	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF	36	£4,111
£341,750	21/01/2022	T		95	RECTORY LANE		CHELMSFORD	CM1 1RF	85	£4,021
£320,000	21/01/2022	S		21	MEADGATE AVENUE		CHELMSFORD	CM2 7ND	82	£3,902
£210,000	21/01/2022	F		63	FAWKNER CLOSE		CHELMSFORD	CM2 6UP	54	£3,889
£350,000	21/01/2022	T		73	SHIMBROOKS	GREAT LEIGHS	CHELMSFORD	CM3 1SG	90	£3,889
£310,000	21/01/2022	S		151	BADDOW ROAD		CHELMSFORD	CM2 7PZ	84	£3,690
£372,000	21/01/2022	T		14	RAY MEAD	GREAT WALTHAM	CHELMSFORD	CM3 1AN	108	£3,444
£486,000	24/01/2022	S		12	ST PETERS ROAD		CHELMSFORD	CM1 2SR	105	£4,629
£170,000	24/01/2022	F		211	RUTLAND ROAD		CHELMSFORD	CM1 4BW	63	£2,698
£190,000	25/01/2022	S		39	HURRELL DOWN	BOREHAM	CHELMSFORD	CM3 3JP	39	£4,872
£380,000	25/01/2022	S		26	PICKWICK AVENUE		CHELMSFORD	CM1 4UN	80	£4,750
£180,000	25/01/2022	F		26	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FN	42	£4,286
£535,000	26/01/2022	D		26	BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6SN	104	£5,144
£425,000	26/01/2022	S		11	PAIGNTON AVENUE		CHELMSFORD	CM1 7NS	97	£4,381
£239,000	26/01/2022	F		4	BEN WILSON LINK	SPRINGFIELD	CHELMSFORD	CM1 6DL	55	£4,345
£575,000	27/01/2022	D		18	NICKLEBY ROAD		CHELMSFORD	CM1 4UL	110	£5,227
£380,000	27/01/2022	S		12	ASHMANS ROW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GD	79	£4,810
£236,000	27/01/2022	F		14	PEARL SQUARE		CHELMSFORD	CM2 9FP	50	£4,720
£430,000	27/01/2022	S		128	WATERHOUSE LANE		CHELMSFORD	CM1 2QT	95	£4,526
£220,000	27/01/2022	F		419	DURRANT COURT		CHELMSFORD	CM1 1UE	55	£4,000
£285,000	27/01/2022	T		7	BEEHIVE LANE		CHELMSFORD	CM2 9SU	72	£3,958
£210,000	27/01/2022	F	198B		MOULSHAM STREET		CHELMSFORD	CM2 0LG	59	£3,559
£550,000	28/01/2022	D		672	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BY	82	£6,707
£220,000	28/01/2022	F	4 OXNEY PLACE, 210		ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	36	£6,111
£500,000	28/01/2022	S		48	SECOND AVENUE		CHELMSFORD	CM1 4EU	92	£5,435
£342,500	28/01/2022	S		54	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL	64	£5,352
£210,000	28/01/2022	F	FLAT 6		BADDOW ROAD		CHELMSFORD	CM2 0DD	40	£5,250
£487,000	28/01/2022	S		170	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DG	94	£5,181
£350,000	28/01/2022	S		52	SPRINGFIELD PARK ROAD		CHELMSFORD	CM2 6EB	68	£5,147
£900,000	28/01/2022	D		10	MAPLE CLOSE	WRITTLE	CHELMSFORD	CM1 3FL	179	£5,028
£425,000	28/01/2022	D		20	QUILP DRIVE		CHELMSFORD	CM1 4YA	86	£4,942
£367,500	28/01/2022	T		75	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7BU	76	£4,836
£400,000	28/01/2022	T		39	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LS	87	£4,598
£217,500	28/01/2022	F		72	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	48	£4,531
£375,000	28/01/2022	S		20	STABLECROFT		CHELMSFORD	CM1 6YX	83	£4,518
£485,000	28/01/2022	S		106	BEECHES ROAD		CHELMSFORD	CM1 2RX	111	£4,369
£200,000	28/01/2022	F		29	PARKINSON DRIVE		CHELMSFORD	CM1 3GU	46	£4,348
£480,000	28/01/2022	D		2	BEELEIGH LINK		CHELMSFORD	CM2 6RG	111	£4,324
£420,000	28/01/2022	S		5	WALTHAM ROAD	BOREHAM	CHELMSFORD	CM3 3AS	98	£4,286
£355,000	28/01/2022	T		314	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LJ	85	£4,176
£325,000	28/01/2022	T		30	MARCONI ROAD		CHELMSFORD	CM1 1QB	78	£4,167

£775,000	28/01/2022	D		DOWNFIELDS	WELL LANE	DANBURY	CHELMSFORD	CM3 4AB	187	£4,144
£380,000	28/01/2022	T			41 ISAAC SQUARE	GREAT BADDOW	CHELMSFORD	CM2 7PP	92	£4,130
£315,000	28/01/2022	T			131 ROBIN WAY		CHELMSFORD	CM2 8AU	77	£4,091
£342,500	28/01/2022	T			312 DORSET AVENUE		CHELMSFORD	CM2 8HD	84	£4,077
£445,000	28/01/2022	D			24 PINTOLLS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZB	116	£3,836
£365,000	28/01/2022	T			13 VIOLET CLOSE		CHELMSFORD	CM1 6XG	100	£3,650
£328,000	28/01/2022	S			78 DOWNSWAY		CHELMSFORD	CM1 6TU	112	£2,929
£118,000	28/01/2022	F			188 REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	70	£1,686
£475,000	31/01/2022	D			13 WELL LANE	GALLEYWOOD	CHELMSFORD	CM2 8QY	75	£6,333
£480,000	31/01/2022	S			18 GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DH	85	£5,647
£350,000	31/01/2022	S			7 BANKART LANE		CHELMSFORD	CM2 6TZ	63	£5,556
£380,000	31/01/2022	S			9 NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	71	£5,352
£265,000	31/01/2022	T			10 HELENA COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LZ	55	£4,818
£290,500	31/01/2022	T			114 THE STREET	LITTLE WALTHAM	CHELMSFORD	CM3 3NT	62	£4,685
£340,000	31/01/2022	T			10 GROVE ROAD		CHELMSFORD	CM2 0EY	74	£4,595
£420,000	31/01/2022	D			28 BURNELL GATE		CHELMSFORD	CM1 6ED	92	£4,565
£465,000	31/01/2022	S			12 BARROW CHASE	SPRINGFIELD	CHELMSFORD	CM2 6GD	104	£4,471
£352,000	31/01/2022	S			2 BLACKWATER CLOSE		CHELMSFORD	CM1 7QJ	83	£4,241
£292,500	31/01/2022	F			17 BOND STREET		CHELMSFORD	CM1 1GD	69	£4,239
£500,000	31/01/2022	T			22 WILLIAM PORTER CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6AN	127	£3,937
£245,000	31/01/2022	F			134 FOREST DRIVE		CHELMSFORD	CM1 2TT	66	£3,712
£395,000	01/02/2022	F	FLAT 9	QUINLAN COURT, 78	MILL LANE	DANBURY	CHELMSFORD	CM3 4HX	72	£5,486
£335,000	01/02/2022	T			55 BARLOWS REACH	CHELMER VILLAGE	CHELMSFORD	CM2 6SN	65	£5,154
£365,000	01/02/2022	T			109 ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EJ	85	£4,294
£101,000	01/02/2022	F	FLAT 10	DENMARK HOUSE	BADDOW ROAD		CHELMSFORD	CM2 9QW	28	£3,607
£408,000	02/02/2022	S			62 MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL	73	£5,589
£406,000	02/02/2022	S			67 HEATH DRIVE		CHELMSFORD	CM2 9HF	78	£5,205
£695,000	02/02/2022	D		EASTERN	SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TE	138	£5,036
£330,000	02/02/2022	T			4 HERRINGHAM GREEN		CHELMSFORD	CM2 6QQ	69	£4,783
£725,000	02/02/2022	D		OAK HOUSE	MAIN ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DP	174	£4,167
£443,000	02/02/2022	D			4 MEADOW VIEW	BICKNACRE	CHELMSFORD	CM3 4HR	117	£3,786
£167,500	02/02/2022	F			128 TYLERS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZT	52	£3,221
£450,000	02/02/2022	T			185 PARKINSON DRIVE		CHELMSFORD	CM1 3GW	165	£2,727
£155,000	03/02/2022	F			87 THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW	27	£5,741
£280,000	03/02/2022	F	FLAT 2		1 TINDAL STREET		CHELMSFORD	CM1 1ER	54	£5,185
£350,000	03/02/2022	D		LITTLE BIRCHWOOD	HYDE LANE	DANBURY	CHELMSFORD	CM3 4LW	72	£4,861
£425,000	03/02/2022	S			7 BORDA CLOSE		CHELMSFORD	CM1 4JY	89	£4,775
£510,000	04/02/2022	S			68 BEECHES ROAD		CHELMSFORD	CM1 2RX	75	£6,800
£770,000	04/02/2022	S			56 VICARAGE ROAD		CHELMSFORD	CM2 9PQ	123	£6,260
£420,000	04/02/2022	S			70 TOTNES WALK		CHELMSFORD	CM1 6LU	77	£5,455
£507,000	04/02/2022	T			8 MANOR ROAD		CHELMSFORD	CM2 0ER	94	£5,394
£390,000	04/02/2022	S			118 HEATH DRIVE		CHELMSFORD	CM2 9HQ	78	£5,000
£555,000	04/02/2022	D			24 BARNABY RUDGE		CHELMSFORD	CM1 4YG	113	£4,912
£165,000	04/02/2022	F			11 BOUNDERBY GROVE		CHELMSFORD	CM1 4XN	35	£4,714
£1,260,000	04/02/2022	D		HAWTHORN HOUSE	WRITTLE PARK	EDNEY COMMON	CHELMSFORD	CM1 3QF	276	£4,565
£640,000	04/02/2022	D		FENLEY HOUSE	THE COMMON	EAST HANNINGFIELD	CHELMSFORD	CM3 8AH	149	£4,295
£317,500	04/02/2022	T			11 TANNERS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PU	74	£4,291
£385,000	04/02/2022	T			140 WAVENEY DRIVE		CHELMSFORD	CM1 7QB	90	£4,278
£450,000	04/02/2022	D			19 LITTLECROFT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GG	106	£4,245

£107,000	04/02/2022	F		39	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6TR	26	£4,115
£357,000	04/02/2022	T		5	DARRELL CLOSE		CHELMSFORD	CM1 4EL	92	£3,880
£395,000	04/02/2022	T		2	NEW ROAD	BROOMFIELD	CHELMSFORD	CM1 7AN	103	£3,835
£185,000	04/02/2022	F		98	VICTORIA COURT		CHELMSFORD	CM1 1GP	54	£3,426
£550,000	07/02/2022	D	PRIMROSE COTTAGE		BROADS GREEN	GREAT WALTHAM	CHELMSFORD	CM3 1DT	72	£7,639
£380,000	07/02/2022	S		33	HEARSALL AVENUE		CHELMSFORD	CM1 7DD	56	£6,786
£447,000	07/02/2022	S		14	SOUTHER CROSS	GOOD EASTER	CHELMSFORD	CM1 4RX	86	£5,198
£366,500	07/02/2022	T		23	ROCHFORD ROAD		CHELMSFORD	CM2 0EG	75	£4,887
£385,000	07/02/2022	S		53	ROBIN WAY		CHELMSFORD	CM2 8AT	89	£4,326
£850,000	08/02/2022	D	COLESGROVE		DAMASES LANE	BOREHAM	CHELMSFORD	CM3 3AL	116	£7,328
£725,000	08/02/2022	S		35	PEARTREE LANE	DANBURY	CHELMSFORD	CM3 4LS	129	£5,620
£325,300	08/02/2022	T		4	THE WINDMILLS	BROOMFIELD	CHELMSFORD	CM1 7FD	71	£4,582
£350,000	08/02/2022	S		54	DOWNSWAY		CHELMSFORD	CM1 6TU	80	£4,375
£300,000	08/02/2022	S		5	BLAKE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XY	70	£4,286
£255,000	08/02/2022	F		60	COVAL LANE		CHELMSFORD	CM1 1TG	60	£4,250
£525,000	08/02/2022	D		13	HOPWOOD VIEW		CHELMSFORD	CM2 9FL	128	£4,102
£330,000	08/02/2022	T		33	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LS	116	£2,845
£375,000	09/02/2022	T		4	WELLS STREET		CHELMSFORD	CM1 1HZ	N/A	#VALUE!
£400,000	09/02/2022	S		24	MENDIP ROAD		CHELMSFORD	CM1 2HW	62	£6,452
£550,000	09/02/2022	D		2	BURNELL GATE		CHELMSFORD	CM1 6ED	98	£5,612
£215,000	09/02/2022	F	22A		GROVE ROAD		CHELMSFORD	CM2 0EZ	40	£5,375
£336,000	09/02/2022	T		117	WEST AVENUE		CHELMSFORD	CM1 2DD	66	£5,091
£340,000	09/02/2022	T		37	CANDYTUFT ROAD	SPRINGFIELD	CHELMSFORD	CM1 6YS	80	£4,250
£197,000	09/02/2022	F		33	HOBART CLOSE		CHELMSFORD	CM1 2ES	56	£3,518
£390,000	10/02/2022	T		22	ALLEN WAY	SPRINGFIELD	CHELMSFORD	CM2 6GF	61	£6,393
£775,000	10/02/2022	D	WELL HOUSE		YORK ROAD		CHELMSFORD	CM2 0AH	123	£6,301
£166,000	10/02/2022	F		18	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	32	£5,188
£218,000	10/02/2022	F		22	HARBERD TYE		CHELMSFORD	CM2 9GJ	43	£5,070
£320,000	10/02/2022	T		25	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WX	68	£4,706
£171,000	10/02/2022	F		108	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	37	£4,622
£560,000	10/02/2022	S		26	HILL ROAD		CHELMSFORD	CM2 6HW	134	£4,179
£590,000	10/02/2022	D		2	ST VINCENTS ROAD		CHELMSFORD	CM2 9PS	169	£3,491
£300,000	11/02/2022	S		13	BRUNEL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RE	51	£5,882
£375,000	11/02/2022	S		21	WHITE ELM ROAD	BICKNACRE	CHELMSFORD	CM3 4LU	68	£5,515
£451,050	11/02/2022	S		17	BELLS CHASE	GREAT BADDOW	CHELMSFORD	CM2 8DS	83	£5,434
£750,000	11/02/2022	D	THE GROVE		NEW COURT ROAD		CHELMSFORD	CM2 6BZ	143	£5,245
£628,000	11/02/2022	D		17	DAEN INGAS	DANBURY	CHELMSFORD	CM3 4DB	122	£5,148
£435,250	11/02/2022	S		179	BEEHIVE LANE		CHELMSFORD	CM2 9SG	85	£5,121
£198,000	11/02/2022	T		33	COLYERS REACH		CHELMSFORD	CM2 6RW	39	£5,077
£390,000	11/02/2022	S		4	UPLANDS DRIVE		CHELMSFORD	CM1 6TW	77	£5,065
£505,000	11/02/2022	D		200	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WU	101	£5,000
£570,000	11/02/2022	S		25	TELFORD PLACE		CHELMSFORD	CM1 7QZ	116	£4,914
£545,000	11/02/2022	T		6	MARLBOROUGH ROAD		CHELMSFORD	CM2 0JR	117	£4,658
£245,000	11/02/2022	F		224	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU	54	£4,537
£618,000	11/02/2022	D		51	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EG	143	£4,322
£330,000	11/02/2022	S		119	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EW	77	£4,286
£325,000	11/02/2022	T		11	BRUNEL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RE	77	£4,221
£380,000	11/02/2022	T		91	DAFFODIL WAY		CHELMSFORD	CM1 6XE	91	£4,176
£290,000	11/02/2022	T		277	BADDOW ROAD		CHELMSFORD	CM2 7QA	73	£3,973

£315,000	11/02/2022	T		30	STANSTED CLOSE		CHELMSFORD	CM1 2TW	82	£3,841
£175,000	11/02/2022	F		39	FAWKNER CLOSE		CHELMSFORD	CM2 6UP	46	£3,804
£241,000	11/02/2022	F		22	SAVERNAKE ROAD		CHELMSFORD	CM1 2TL	66	£3,652
£171,000	11/02/2022	F		13	PAYNE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UU	47	£3,638
£245,000	12/02/2022	F		11	LYNMOUTH GARDENS		CHELMSFORD	CM2 0UH	73	£3,356
£372,500	14/02/2022	S		44	BROOK END ROAD		CHELMSFORD	CM2 6NZ	55	£6,773
£815,000	14/02/2022	D		5	PYNCHON MEWS		CHELMSFORD	CM1 7SW	136	£5,993
£950,000	14/02/2022	D		8	HIGH PASTURES	LITTLE BADDOW	CHELMSFORD	CM3 4TS	164	£5,793
£550,000	14/02/2022	T		1	BROAD MEAD	SOUTH HANNINGFIELD	CHELMSFORD	CM3 8GX	115	£4,783
£1,050,000	14/02/2022	D	7A		THE RYEFIELD	LITTLE BADDOW	CHELMSFORD	CM3 4TR	234	£4,487
£427,000	14/02/2022	S		110	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DH	97	£4,402
£750,000	14/02/2022	D		139	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZW	175	£4,286
£380,000	14/02/2022	T		45	LILY CLOSE		CHELMSFORD	CM1 6YN	99	£3,838
£497,000	14/02/2022	D		98	HAMBERTS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TZ	133	£3,737
£311,000	14/02/2022	S		33	COTSWOLD CRESCENT		CHELMSFORD	CM1 2HS	84	£3,702
£230,000	14/02/2022	F		1	DUNCAN PLACE		CHELMSFORD	CM2 9BJ	65	£3,538
£160,000	14/02/2022	F		1	GLADSTONE COURT		CHELMSFORD	CM2 0HF	64	£2,500
£425,000	14/02/2022	D	SYCAMORE HOUSE		THE STREET	WOODHAM FERRERS	CHELMSFORD	CM3 8RG	232	£1,832
£432,000	15/02/2022	T		13	CHINERY CLOSE		CHELMSFORD	CM1 7QY	87	£4,966
£350,000	15/02/2022	T		3	VIOLET CLOSE		CHELMSFORD	CM1 6XG	77	£4,545
£415,000	15/02/2022	T		12	THE RIDINGS		CHELMSFORD	CM2 9RR	92	£4,511
£568,000	15/02/2022	D		10	BRICKBARN	GREAT LEIGHS	CHELMSFORD	CM3 1JL	145	£3,917
£365,000	15/02/2022	S		45	CUMBERLAND CRESCENT		CHELMSFORD	CM1 4AL	101	£3,614
£240,000	16/02/2022	F		15	AMCOTES PLACE		CHELMSFORD	CM2 9HZ	41	£5,854
£510,000	16/02/2022	T		10	KERBY RISE		CHELMSFORD	CM2 6UY	101	£5,050
£535,000	16/02/2022	S		55	PARK AVENUE		CHELMSFORD	CM1 2AB	112	£4,777
£280,000	16/02/2022	F	38	BAILEY COURT	NEW WRITTLE STREET		CHELMSFORD	CM2 0FS	63	£4,444
£900,000	16/02/2022	D		90	PATCHING HALL LANE		CHELMSFORD	CM1 4DB	210	£4,286
£1,020,000	16/02/2022	D	78A		SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DS	255	£4,000
£192,000	16/02/2022	F	FLAT 18	WOODROSE LODGE	LUPIN DRIVE		CHELMSFORD	CM1 6FS	48	£4,000
£521,500	16/02/2022	D		8	CANONS CLOSE	BICKNACRE	CHELMSFORD	CM3 4HS	131	£3,981
£307,000	16/02/2022	T		534	LINNET DRIVE		CHELMSFORD	CM2 8AN	83	£3,699
£380,000	16/02/2022	S		34	EVES CRESCENT		CHELMSFORD	CM1 4HS	110	£3,455
£285,000	17/02/2022	T		15	TRENCHARD CRESCENT		CHELMSFORD	CM1 6FA	51	£5,588
£356,000	17/02/2022	T		123	HUNTS DRIVE	WRITTLE	CHELMSFORD	CM1 3HQ	81	£4,395
£400,000	17/02/2022	T		8	HENRY ROAD		CHELMSFORD	CM1 1RG	92	£4,348
£324,000	18/02/2022	T		9	LONGMEADS CLOSE	WRITTLE	CHELMSFORD	CM1 3NE	42	£7,714
£238,500	18/02/2022	T		36	BONINGTON CHASE		CHELMSFORD	CM1 6GB	32	£7,453
£305,000	18/02/2022	D		7	HOBBITON HILL	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WZ	41	£7,439
£935,000	18/02/2022	D	THE BERRIES, 1		RUNSELL LANE	LITTLE BADDOW	CHELMSFORD	CM3 4NY	145	£6,448
£326,000	18/02/2022	S		82	PYMS ROAD		CHELMSFORD	CM2 8PX	66	£4,939
£377,500	18/02/2022	S		50	ALDER DRIVE		CHELMSFORD	CM2 9EZ	82	£4,604
£600,000	18/02/2022	S		50	LYNMOUTH AVENUE		CHELMSFORD	CM2 0TR	136	£4,412
£520,000	18/02/2022	S		35	SEABROOK GARDENS	BOREHAM	CHELMSFORD	CM3 3BX	123	£4,228
£333,000	18/02/2022	T		24	MARLBOROUGH ROAD		CHELMSFORD	CM2 0JR	79	£4,215
£350,500	18/02/2022	S		97	LANGTON AVENUE		CHELMSFORD	CM1 2BW	85	£4,124
£875,000	18/02/2022	D		23	WHARTON DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6BF	214	£4,089
£337,500	18/02/2022	T		31	BAKER STREET		CHELMSFORD	CM2 0SA	83	£4,066
£180,000	18/02/2022	F		38	CROCUS WAY		CHELMSFORD	CM1 6XN	48	£3,750

£900,000	18/02/2022	D	OAKLANDS, 112A	MAIN ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1NN	244	£3,689
£212,000	18/02/2022	F	17A	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AS	58	£3,655
£387,500	18/02/2022	T		54 RUSHLEYDALE		CHELMSFORD	CM1 6JX	109	£3,555
£790,000	21/02/2022	D	BRAESIDE	PRIVATE ROAD		CHELMSFORD	CM2 8TH	148	£5,338
£403,000	21/02/2022	S		101 LADY LANE		CHELMSFORD	CM2 0TJ	79	£5,101
£330,000	22/02/2022	S		7 HILLSIDE MEWS		CHELMSFORD	CM2 9DH	70	£4,714
£370,000	22/02/2022	D		51 BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XN	79	£4,684
£500,000	22/02/2022	S		1 WILLOW CLOSE	BROOMFIELD	CHELMSFORD	CM1 7AY	117	£4,274
£495,000	23/02/2022	D		33 THE LINTONS	SANDON	CHELMSFORD	CM2 7UA	78	£6,346
£450,000	23/02/2022	S		25 HULTON CLOSE	BOREHAM	CHELMSFORD	CM3 3BU	86	£5,233
£250,000	23/02/2022	F		211 UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU	54	£4,630
£208,000	23/02/2022	F	FLAT 1	42 EASTERN CRESCENT		CHELMSFORD	CM1 4JQ	54	£3,852
£372,500	23/02/2022	S		7 CARISBROOKE DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LT	98	£3,801
£198,000	23/02/2022	F		24 ROOKES CRESCENT		CHELMSFORD	CM1 3GF	56	£3,536
£585,000	24/02/2022	D		40 GLADDEN FIELDS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AH	115	£5,087
£375,000	24/02/2022	S		45 CHURCH HILL	LITTLE WALTHAM	CHELMSFORD	CM3 3LS	90	£4,167
£425,000	24/02/2022	T		29 UPLANDS DRIVE		CHELMSFORD	CM1 6TR	114	£3,728
£620,000	25/02/2022	S		24 ST JOHNS GREEN		CHELMSFORD	CM1 3DZ	N/A	#VALUE!
£360,000	25/02/2022	S		7 BANKART LANE		CHELMSFORD	CM2 6TZ	63	£5,714
£1,700,000	25/02/2022	D		26 LITTLE BADDOW ROAD	DANBURY	CHELMSFORD	CM3 4NT	343	£4,956
£375,000	25/02/2022	S		7 SHIRE CLOSE		CHELMSFORD	CM1 6FW	76	£4,934
£670,000	25/02/2022	D		19 ROMANS WAY	WRITTLE	CHELMSFORD	CM1 3EZ	136	£4,926
£399,000	25/02/2022	D		47 LABURNUM DRIVE		CHELMSFORD	CM2 9NR	81	£4,926
£370,000	25/02/2022	S		152 LUPIN DRIVE		CHELMSFORD	CM1 6FJ	77	£4,805
£335,000	25/02/2022	T		12 LUCAS AVENUE		CHELMSFORD	CM2 9JJ	71	£4,718
£115,000	25/02/2022	F		136 HENNIKER GATE		CHELMSFORD	CM2 6SB	25	£4,600
£372,500	25/02/2022	D		31 PENTLAND AVENUE		CHELMSFORD	CM1 4AY	82	£4,543
£1,285,000	25/02/2022	D	ROPER'S HALL, 9	LODGE ROAD	WRITTLE	CHELMSFORD	CM1 3HY	284	£4,525
£325,000	25/02/2022	T		23 CROMPTON STREET		CHELMSFORD	CM1 3BW	72	£4,514
£380,000	25/02/2022	T		5 FIRECREST ROAD		CHELMSFORD	CM2 9SN	86	£4,419
£660,000	25/02/2022	S		114 WRITTLE ROAD		CHELMSFORD	CM1 3BT	154	£4,286
£276,000	25/02/2022	T		44 BLACKWOOD CHINE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FZ	65	£4,246
£605,000	25/02/2022	D		86 SCHOOL LANE	BROOMFIELD	CHELMSFORD	CM1 7DS	143	£4,231
£745,000	25/02/2022	D		132 CELEBORN STREET	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AW	177	£4,209
£388,000	25/02/2022	T		81 LUPIN DRIVE		CHELMSFORD	CM1 6VJ	93	£4,172
£150,000	25/02/2022	F		152 REDMAYNE DRIVE		CHELMSFORD	CM2 9XE	37	£4,054
£185,000	25/02/2022	F		104 BRADFORD STREET		CHELMSFORD	CM2 0XU	46	£4,022
£651,000	25/02/2022	D		140 HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LL	180	£3,617
£960,000	25/02/2022	D		10 ROXWELL ROAD		CHELMSFORD	CM1 2PP	270	£3,556
£441,000	28/02/2022	S		24 ALDER DRIVE		CHELMSFORD	CM2 9EY	84	£5,250
£375,000	28/02/2022	T		23 MARLBOROUGH ROAD		CHELMSFORD	CM2 0JR	74	£5,068
£675,000	28/02/2022	D		34 ST VINCENTS ROAD		CHELMSFORD	CM2 9PS	141	£4,787
£620,000	28/02/2022	D		23 BEECHES CRESCENT		CHELMSFORD	CM1 2FU	133	£4,662
£380,000	28/02/2022	S		16 CANUDEN ROAD		CHELMSFORD	CM1 2SX	82	£4,634
£355,000	28/02/2022	S		12 ESSEX AVENUE		CHELMSFORD	CM1 4AQ	87	£4,080
£385,000	28/02/2022	T		7 OSEA WAY		CHELMSFORD	CM1 6JS	96	£4,010
£569,000	28/02/2022	S		34 MILLFIELDS	WRITTLE	CHELMSFORD	CM1 3LP	164	£3,470
£210,000	01/03/2022	F		3 MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	31	£6,774
£375,000	01/03/2022	S		5 SHERBORNE ROAD		CHELMSFORD	CM1 7NT	57	£6,579

£480,000	01/03/2022	S		20	GROVE ROAD		CHELMSFORD	CM2 0EY	100	£4,800	
£210,000	01/03/2022	S		22	COVAL LANE		CHELMSFORD	CM1 1TD	56	£3,750	
£525,000	02/03/2022	D		71	WIDFORD ROAD		CHELMSFORD	CM2 8SY	85	£6,176	
£327,000	02/03/2022	T		67	CROMPTON STREET		CHELMSFORD	CM1 3BW	69	£4,739	
£620,000	02/03/2022	S		16	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	132	£4,697	
£278,000	02/03/2022	F		21	SHRUBLANDS CLOSE		CHELMSFORD	CM2 6LR	69	£4,029	
£152,500	02/03/2022	F		80	MEADGATE AVENUE		CHELMSFORD	CM2 7LH	42	£3,631	
£330,000	02/03/2022	T		97	SOUTH PRIMROSE HILL		CHELMSFORD	CM1 2RG	61	£5,410	
£280,000	03/03/2022	F	39	BAILEY COURT	NEW WRITTLE STREET		CHELMSFORD	CM2 0FS	60	£4,667	
£385,000	03/03/2022	D		6	MEADOW MEWS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RY	86	£4,477	
£179,000	03/03/2022	F		7	LARKSPUR COURT		CHELMSFORD	CM1 6QX	50	£3,580	
£207,500	03/03/2022	F		13	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	59	£3,517	
£150,000	03/03/2022	F		45	RAINSFORD ROAD		CHELMSFORD	CM1 2QJ	45	£3,333	
£180,000	04/03/2022	F	FLAT 9	BELVEDERE COURT	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BT	N/A	#VALUE!	
£491,000	04/03/2022	D			NATHANS LANE	EDNEY COMMON	CHELMSFORD	CM1 3RD	N/A	#VALUE!	
£235,000	04/03/2022	T		13	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GQ	40	£5,875	
£485,500	04/03/2022	S		16	PRIORY CLOSE		CHELMSFORD	CM1 2SY	87	£5,580	
£330,000	04/03/2022	S		51	THORNBOROUGH AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FW	61	£5,410	
£1,800,000	04/03/2022	D		266	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AS	356	£5,056	
£1,350,000	04/03/2022	D		19	SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG	269	£5,019	
£405,000	04/03/2022	S		50	AVENUE ROAD		CHELMSFORD	CM2 9TY	82	£4,939	
£482,500	04/03/2022	T		10	THE COVERTS	WRITTLE	CHELMSFORD	CM1 3LL	99	£4,874	
£325,000	04/03/2022	T		87	WEST AVENUE		CHELMSFORD	CM1 2DD	67	£4,851	
£400,000	04/03/2022	D		4	OLD MOORS	GREAT LEIGHS	CHELMSFORD	CM3 1GX	84	£4,762	
£420,000	04/03/2022	T		3	GROVE ROAD		CHELMSFORD	CM2 0EY	93	£4,516	
£425,000	04/03/2022	S		240	RAINSFORD ROAD		CHELMSFORD	CM1 2PN	100	£4,250	
£685,000	04/03/2022	D			LITTLE MAPLES	THE COMMON	EAST HANNINGFIELD	CHELMSFORD	CM3 8AQ	168	£4,077
£174,000	04/03/2022	F		14	MAYDENE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ND	43	£4,047	
£197,000	04/03/2022	F		13	CANVEY WALK		CHELMSFORD	CM1 6LB	55	£3,582	
£175,000	04/03/2022	F		58	FOXGLOVE WAY		CHELMSFORD	CM1 6QR	49	£3,571	
£285,000	07/03/2022	F		34	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	55	£5,182	
£530,000	07/03/2022	S		64	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	103	£5,146	
£382,000	07/03/2022	S		138	BEARDSLEY DRIVE		CHELMSFORD	CM1 6ZG	82	£4,659	
£255,000	07/03/2022	F		151	WHARF ROAD		CHELMSFORD	CM2 6FS	57	£4,474	
£380,000	08/03/2022	S		6	SEYMOUR STREET		CHELMSFORD	CM2 0RX	61	£6,230	
£515,000	08/03/2022	D		34	ROUGHTONS		CHELMSFORD	CM2 8PF	99	£5,202	
£390,000	08/03/2022	D		34	NIBLICK GREEN		CHELMSFORD	CM3 3FS	75	£5,200	
£425,000	08/03/2022	S		29	PASTON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UA	114	£3,728	
£180,000	08/03/2022	F	FLAT F	VAN DIEMANS COURT	VAN DIEMANS LANE		CHELMSFORD	CM2 9QJ	49	£3,673	
£390,000	09/03/2022	D		24	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ	67	£5,821	
£375,000	09/03/2022	T		224	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NY	74	£5,068	
£560,000	09/03/2022	D		4	OLDBURY AVENUE		CHELMSFORD	CM2 7EB	118	£4,746	
£158,000	09/03/2022	F	FLAT 9	VINCENT LODGE	BENBOW DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WF	40	£3,950	
£605,000	10/03/2022	D		10	BROUGHTON ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YX	113	£5,354	
£325,000	10/03/2022	T		32	BROOK LANE	GALLEYWOOD	CHELMSFORD	CM2 8NL	70	£4,643	
£410,000	10/03/2022	S		66	PINES ROAD		CHELMSFORD	CM1 2DL	101	£4,059	
£380,000	10/03/2022	S		143	AVON ROAD		CHELMSFORD	CM1 2LA	95	£4,000	
£470,000	11/03/2022	S			YEW HEDGES	NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TB	N/A	#VALUE!
£222,000	11/03/2022	S		40	VERMEER RIDE		CHELMSFORD	CM1 6GA	35	£6,343	

£277,500	11/03/2022	T		7	TIGHFIELD WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZS	44	£6,307
£400,000	11/03/2022	S		18	REYNOLDS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FA	70	£5,714
£395,250	11/03/2022	T		96	LOWER ANCHOR STREET		CHELMSFORD	CM2 0AU	72	£5,490
£410,000	11/03/2022	S		16	BRIAN CLOSE		CHELMSFORD	CM2 9EB	75	£5,467
£690,000	11/03/2022	S		70	HIGHFIELD ROAD		CHELMSFORD	CM1 2NQ	132	£5,227
£550,000	11/03/2022	D		5	REGAL CLOSE		CHELMSFORD	CM2 9RJ	106	£5,189
£750,000	11/03/2022	D	33A		OAK LODGE TYE	SPRINGFIELD	CHELMSFORD	CM1 6GY	148	£5,068
£510,000	11/03/2022	D		3	ANCHOR REACH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GS	102	£5,000
£192,500	11/03/2022	F		11	GLEBE ROAD		CHELMSFORD	CM1 1QG	39	£4,936
£183,000	11/03/2022	F		98	BYRON ROAD		CHELMSFORD	CM2 6HJ	38	£4,816
£363,000	11/03/2022	S		8	HAWTHORN WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TX	84	£4,321
£330,000	11/03/2022	T		27	HILLARY CLOSE		CHELMSFORD	CM1 7RR	77	£4,286
£400,000	11/03/2022	S		13	OVERMEAD DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SW	96	£4,167
£760,000	11/03/2022	D		1	MARSH FARM ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WP	195	£3,897
£515,000	11/03/2022	S		20	ATTWOODS CLOSE	GALLEYWOOD	CHELMSFORD	CM2 8QJ	142	£3,627
£180,000	11/03/2022	F		48	CROCUS WAY		CHELMSFORD	CM1 6XN	50	£3,600
£190,000	14/03/2022	F	FLAT 26		ROBERTS COURT	BADDOW ROAD	CHELMSFORD	CM2 9RQ	40	£4,750
£262,000	14/03/2022	F		193	ARMISTICE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6DS	60	£4,367
£377,500	14/03/2022	T		265	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AT	88	£4,290
£217,500	14/03/2022	F		406	DURRANT COURT		CHELMSFORD	CM1 1UE	51	£4,265
£375,000	14/03/2022	T		1	RAY MEAD	GREAT WALTHAM	CHELMSFORD	CM3 1AN	104	£3,606
£192,000	14/03/2022	F		30	SHIREBOURN VALE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZX	61	£3,148
£406,500	15/03/2022	S		13	LILY CLOSE		CHELMSFORD	CM1 6YN	85	£4,782
£345,000	15/03/2022	S		16	CHAUCER ROAD		CHELMSFORD	CM2 6HL	87	£3,966
£378,650	16/03/2022	S		5	TYLERS CLOSE		CHELMSFORD	CM2 9DY	67	£5,651
£415,000	16/03/2022	D		35	ROXWELL AVENUE		CHELMSFORD	CM1 2NX	77	£5,390
£360,000	16/03/2022	S		6	SKERRY RISE		CHELMSFORD	CM1 4EG	76	£4,737
£385,000	16/03/2022	T		18	BLACKWATER CLOSE		CHELMSFORD	CM1 7QJ	87	£4,425
£450,000	16/03/2022	D		4	ALBERT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LP	107	£4,206
£220,000	16/03/2022	F		32	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	61	£3,607
£740,000	16/03/2022	D		38	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NU	213	£3,474
£450,000	17/03/2022	T		109	MILDMAY ROAD		CHELMSFORD	CM2 0DS	83	£5,422
£355,000	17/03/2022	D		9	WHITMORE CRESCENT		CHELMSFORD	CM2 6YN	69	£5,145
£730,000	17/03/2022	D		88	WATERHOUSE STREET		CHELMSFORD	CM1 2TZ	142	£5,141
£665,000	17/03/2022	D		7	CHIGNAL ROAD		CHELMSFORD	CM1 2JA	137	£4,854
£485,000	17/03/2022	S		57	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EJ	137	£3,540
£591,100	18/03/2022	D		30	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	85	£6,954
£392,500	18/03/2022	S		17	SHERBORNE ROAD		CHELMSFORD	CM1 7NU	58	£6,767
£425,000	18/03/2022	T		21	NURSERY ROAD		CHELMSFORD	CM2 9PL	78	£5,449
£435,000	18/03/2022	S		5	SKERRY RISE		CHELMSFORD	CM1 4EG	80	£5,438
£450,000	18/03/2022	T		50	BISHOP ROAD		CHELMSFORD	CM1 1PX	86	£5,233
£370,000	18/03/2022	T		38	LITTELL TWEED		CHELMSFORD	CM2 6SH	72	£5,139
£525,000	18/03/2022	D		44	PETERSFIELD		CHELMSFORD	CM1 4EP	107	£4,907
£117,000	18/03/2022	F	28		WINGROVE COURT	BROOMFIELD ROAD	CHELMSFORD	CM1 4ES	24	£4,875
£375,000	18/03/2022	S		3	BEECHES ROAD		CHELMSFORD	CM1 2RS	77	£4,870
£351,500	18/03/2022	T		68	ARBOUR LANE		CHELMSFORD	CM1 7RL	73	£4,815
£520,000	18/03/2022	D		6	GERNON CLOSE	BROOMFIELD	CHELMSFORD	CM1 7HW	114	£4,561
£410,000	18/03/2022	T		2	LITTELL TWEED		CHELMSFORD	CM2 6SH	91	£4,505
£175,000	18/03/2022	F		55	MELVILLE HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FT	40	£4,375

£595,000	18/03/2022	D		5	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY	137	£4,343	
£210,000	18/03/2022	F		44	RAMSHAW DRIVE		CHELMSFORD	CM2 6UB	50	£4,200	
£287,500	18/03/2022	F	18	ARMSTRONG GIBBS COURT	THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	69	£4,167	
£315,000	18/03/2022	T		9	SPRING POND CLOSE		CHELMSFORD	CM2 7LX	78	£4,038	
£345,000	18/03/2022	T		13	WEAR DRIVE		CHELMSFORD	CM1 7PT	87	£3,966	
£425,050	18/03/2022	S		48	ORFORD CRESCENT		CHELMSFORD	CM1 7PA	109	£3,900	
£177,500	18/03/2022	F		98	GODFREYS MEWS		CHELMSFORD	CM2 0XE	90	£1,972	
£327,000	21/03/2022	S		61	NALLA GARDENS		CHELMSFORD	CM1 4AU	57	£5,737	
£365,000	21/03/2022	D		31	NASH DRIVE	BROOMFIELD	CHELMSFORD	CM1 7BG	73	£5,000	
£372,500	21/03/2022	S		80	ST ANDREWS ROAD	BOREHAM	CHELMSFORD	CM3 3DL	75	£4,967	
£245,000	21/03/2022	F		4	SEABROOK ROAD	GREAT BADDOW	CHELMSFORD	CM2 7JF	64	£3,828	
£310,000	21/03/2022	T		14	BARNARD ROAD		CHELMSFORD	CM2 8RS	85	£3,647	
£181,000	21/03/2022	F		8	VIOLET CLOSE		CHELMSFORD	CM1 6XG	50	£3,620	
£73,750	21/03/2022	F		18	REGIMENT GATE	SPRINGFIELD	CHELMSFORD	CM1 6BQ	72	£1,024	
£565,000	22/03/2022	D		4	HILLSIDE GROVE		CHELMSFORD	CM2 9DA	77	£7,338	
£575,000	22/03/2022	S		36	DANBURY PALACE DRIVE	DANBURY	CHELMSFORD	CM3 4FA	117	£4,915	
£300,000	22/03/2022	S		195	AVON ROAD		CHELMSFORD	CM1 2LA	88	£3,409	
£480,000	23/03/2022	S		34	STEWART ROAD		CHELMSFORD	CM2 9BB	78	£6,154	
£455,000	23/03/2022	F	4	MIAMI HOUSE	PRINCES ROAD		CHELMSFORD	CM2 9GE	78	£5,833	
£575,000	23/03/2022	D		22	REDWOOD DRIVE	WRITTLE	CHELMSFORD	CM1 3LY	108	£5,324	
£335,000	23/03/2022	T		130	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	65	£5,154	
£188,000	24/03/2022	F		31	JEFFCUT ROAD		CHELMSFORD	CM2 6XN	N/A	#VALUE!	
£565,000	24/03/2022	D			WOODMANS	SOUTHEND ROAD	HOWE GREEN	CHELMSFORD	CM2 7TW	N/A	#VALUE!
£371,875	24/03/2022	S	1	SPRING COTTAGES	CHAPEL LANE	LITTLE BADDOW	CHELMSFORD	CM3 4BB	66	£5,634	
£395,000	24/03/2022	T		34	NEW ENGLAND CLOSE	BICKNACRE	CHELMSFORD	CM3 4XA	81	£4,877	
£425,000	24/03/2022	S		14	WILLOW CLOSE	BROOMFIELD	CHELMSFORD	CM1 7AY	98	£4,337	
£405,000	24/03/2022	S		56	GOSHAWK DRIVE		CHELMSFORD	CM2 8XP	100	£4,050	
£230,000	24/03/2022	F	FLAT 31	BURWOOD COURT	GOLDLAY AVENUE		CHELMSFORD	CM2 0TW	60	£3,833	
£205,000	24/03/2022	F		183	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	56	£3,661	
£455,000	24/03/2022	S		147	HILL VIEW ROAD		CHELMSFORD	CM1 7RZ	129	£3,527	
£195,000	24/03/2022	F		40	BODMIN ROAD		CHELMSFORD	CM1 6LJ	70	£2,786	
£580,000	25/03/2022	F	2	MAYNETREES	WATERLOO LANE		CHELMSFORD	CM1 1BD	N/A	#VALUE!	
£730,000	25/03/2022	D			LUCKS COTTAGE	MAIN ROAD	HOWE STREET	CHELMSFORD	CM3 1BG	N/A	#VALUE!
£936,000	25/03/2022	D		13	APPLE WAY		CHELMSFORD	CM2 9HX	151	£6,199	
£230,000	25/03/2022	T		94	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XW	39	£5,897	
£750,000	25/03/2022	D		2	WESTFIELD AVENUE		CHELMSFORD	CM1 1SF	141	£5,319	
£426,500	25/03/2022	T		8	SADDLE RISE		CHELMSFORD	CM1 6SX	81	£5,265	
£325,000	25/03/2022	S		40	TYTHE CLOSE		CHELMSFORD	CM1 6SU	62	£5,242	
£500,000	25/03/2022	D		3	REDMAYNE DRIVE		CHELMSFORD	CM2 9XF	101	£4,950	
£200,000	25/03/2022	T		32	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	42	£4,762	
£293,000	25/03/2022	F		97	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	64	£4,578	
£485,000	25/03/2022	S		280	BADDOW ROAD		CHELMSFORD	CM2 9QX	106	£4,575	
£371,000	25/03/2022	S		108	BEEHIVE LANE		CHELMSFORD	CM2 9SH	83	£4,470	
£335,200	25/03/2022	T		36	HAWFINCH WALK		CHELMSFORD	CM2 8BE	78	£4,297	
£272,500	25/03/2022	F		72	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	65	£4,192	
£735,000	25/03/2022	D		40	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LE	179	£4,106	
£295,000	25/03/2022	S		5	THE STREET	GALLEYWOOD	CHELMSFORD	CM2 8QL	88	£3,352	
£670,000	28/03/2022	D		11	SEVEN ASH GREEN		CHELMSFORD	CM1 7SE	84	£7,976	
£440,000	28/03/2022	D		121	FORTINBRAS WAY		CHELMSFORD	CM2 9UL	79	£5,570	

£265,000	28/03/2022	T		267	BADDOW ROAD		CHELMSFORD	CM2 7QA	53	£5,000
£570,000	28/03/2022	D		20	WICKHAY COTTAGES	LITTLE BADDOW	CHELMSFORD	CM3 4TJ	130	£4,385
£350,000	28/03/2022	S		11	KIRK PLACE		CHELMSFORD	CM2 6TN	81	£4,321
£402,000	28/03/2022	D		20	LONGFIELD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JN	100	£4,020
£500,000	28/03/2022	S		151	POLLARDS GREEN		CHELMSFORD	CM2 6UX	129	£3,876
£597,000	28/03/2022	T		28	ALBATROSS WAY		CHELMSFORD	CM3 3FX	161	£3,708
£337,000	28/03/2022	T		6	HATCHFIELDS	GREAT WALTHAM	CHELMSFORD	CM3 1AJ	98	£3,439
£450,000	29/03/2022	S		44	SKERRY RISE		CHELMSFORD	CM1 4EG	98	£4,592
£320,000	29/03/2022	T		442	LINNET DRIVE		CHELMSFORD	CM2 8AN	74	£4,324
£195,000	29/03/2022	F		86	TALLOW GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RX	49	£3,980
£210,000	29/03/2022	F		46	HAIG COURT		CHELMSFORD	CM2 0BH	56	£3,750
£140,000	29/03/2022	F		128	LUPIN DRIVE		CHELMSFORD	CM1 6FJ	41	£3,415
£1,190,000	29/03/2022	D		10	FRANCES GREEN		CHELMSFORD	CM1 6EG	361	£3,296
£1,400,000	30/03/2022	D	HILLBERRY BARN		LEIGHAMS ROAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8BT	221	£6,335
£300,000	30/03/2022	T		3	SAYWELL BROOK		CHELMSFORD	CM2 6RJ	49	£6,122
£455,000	30/03/2022	S		11	PARKLANDS DRIVE		CHELMSFORD	CM1 7RJ	91	£5,000
£470,000	30/03/2022	D		46	EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EJ	103	£4,563
£515,000	30/03/2022	S	1B		KELVEDON CLOSE		CHELMSFORD	CM1 4DG	113	£4,558
£230,000	30/03/2022	F		16	GOODIER ROAD		CHELMSFORD	CM1 2GG	53	£4,340
£190,000	30/03/2022	F	FLAT 17	CHANCELLOR COURT	BROOMFIELD ROAD		CHELMSFORD	CM1 1RY	50	£3,800
£189,500	30/03/2022	F		33	CANVEY WALK		CHELMSFORD	CM1 6LB	57	£3,325
£280,000	30/03/2022	D		49	HOPPING JACKS LANE	DANBURY	CHELMSFORD	CM3 4PJ	95	£2,947
£1,250,000	31/03/2022	D			BLIND LANE	WEST HANNINGFIELD	CHELMSFORD	CM2 8UF	95	£13,158
£325,000	31/03/2022	T		2	ARBOUR LANE		CHELMSFORD	CM1 7RG	59	£5,508
£350,000	31/03/2022	S		6	ARNOLD WAY		CHELMSFORD	CM2 8PA	69	£5,072
£1,700,000	31/03/2022	D		29	SHARDELOW AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BG	352	£4,830
£380,000	31/03/2022	S		25	MOUNTBATTEN WAY		CHELMSFORD	CM1 6FE	81	£4,691
£210,000	31/03/2022	F		209	DURRANT COURT		CHELMSFORD	CM1 1UE	49	£4,286
£600,000	31/03/2022	D		4	HARRINGTON MEAD		CHELMSFORD	CM2 6YU	140	£4,286
£206,000	31/03/2022	F		1	ROOKES CRESCENT		CHELMSFORD	CM1 3GL	53	£3,887
£430,000	31/03/2022	T		38	PERRY HILL		CHELMSFORD	CM1 7RD	111	£3,874
£245,000	31/03/2022	D		152	WOOD STREET		CHELMSFORD	CM2 8BN	71	£3,451
£185,000	31/03/2022	F		121	CROCUS WAY		CHELMSFORD	CM1 6XH	55	£3,364
£280,000	31/03/2022	F	FLAT 8	SANDON BROOK MANOR	SANDON BROOK PLACE	SANDON	CHELMSFORD	CM2 7UJ	84	£3,333
£385,000	01/04/2022	S		23	SALTCOATS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LE	34	£11,324
£380,150	01/04/2022	T		27	BARN GREEN		CHELMSFORD	CM1 6UG	60	£6,336
£329,500	01/04/2022	S		40	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	58	£5,681
£202,000	01/04/2022	F		1	DEVON MEWS		CHELMSFORD	CM2 0GD	38	£5,316
£186,000	01/04/2022	T		51	HURRELL DOWN	BOREHAM	CHELMSFORD	CM3 3JP	39	£4,769
£365,000	01/04/2022	T		47	GREAT COB		CHELMSFORD	CM1 6LA	78	£4,679
£245,000	01/04/2022	F	48	ARMSTRONG GIBBS COURT	THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	57	£4,298
£225,000	01/04/2022	F		30	TAMAR RISE		CHELMSFORD	CM1 7QN	55	£4,091
£325,000	01/04/2022	T		9	HOLLY WAY		CHELMSFORD	CM2 9JU	81	£4,012
£260,000	01/04/2022	F		21	PALMERSTON LODGE	GREAT BADDOW	CHELMSFORD	CM2 7HF	66	£3,939
£300,000	01/04/2022	T		279	MEADGATE AVENUE		CHELMSFORD	CM2 7NL	81	£3,704
£325,000	01/04/2022	T		39	FOREST DRIVE		CHELMSFORD	CM1 2TT	97	£3,351
£218,500	01/04/2022	F		19	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QS	69	£3,167
£485,000	04/04/2022	S		14	BRIDGE STREET	WRITTLE	CHELMSFORD	CM1 3EX	N/A	#VALUE!
£332,500	04/04/2022	D		36	COBURG PLACE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LY	71	£4,683

£815,000	04/04/2022	S		12	PARADISE ROAD	WRITTLE	CHELMSFORD	CM1 3HP	196	£4,158
£600,000	04/04/2022	S		36	LONGFIELD ROAD		CHELMSFORD	CM2 7QH	149	£4,027
£600,000	04/04/2022	D		14	ONGAR ROAD	WRITTLE	CHELMSFORD	CM1 3NU	166	£3,614
£177,000	04/04/2022	F		77	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	68	£2,603
£480,000	05/04/2022	S		1	CHELMER LEA		CHELMSFORD	CM2 7QG	92	£5,217
£325,000	05/04/2022	T		138	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DP	87	£3,736
£337,500	05/04/2022	T		21	INKERPOLE PLACE		CHELMSFORD	CM2 6UD	95	£3,553
£375,000	06/04/2022	S		74	FORTINBRAS WAY		CHELMSFORD	CM2 9PA	63	£5,952
£313,500	06/04/2022	S		10	THORINS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZH	56	£5,598
£340,000	06/04/2022	S		7	CHARLOTTE COURT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NA	62	£5,484
£343,000	06/04/2022	T		20	BEGONIA CLOSE		CHELMSFORD	CM1 6NL	65	£5,277
£260,000	06/04/2022	F		66	WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW	54	£4,815
£350,000	06/04/2022	T		6	STANSTED CLOSE		CHELMSFORD	CM1 2TW	87	£4,023
£356,150	06/04/2022	S		73	WRITTLE ROAD		CHELMSFORD	CM1 3BS	95	£3,749
£200,000	06/04/2022	F		124	TRENCHARD CRESCENT		CHELMSFORD	CM1 6FG	58	£3,448
£455,000	07/04/2022	S		5	GOLDLAY AVENUE		CHELMSFORD	CM2 0TL	84	£5,417
£360,000	07/04/2022	T		11	ASHMANS ROW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GD	82	£4,390
£327,500	07/04/2022	T		2	LYSTER AVENUE		CHELMSFORD	CM2 7DF	84	£3,899
£356,000	07/04/2022	T		336	GLOUCESTER AVENUE		CHELMSFORD	CM2 9LJ	119	£2,992
£645,000	08/04/2022	S		49	PARK AVENUE		CHELMSFORD	CM1 2AB	114	£5,658
£475,000	08/04/2022	D		9	TUDOR AVENUE		CHELMSFORD	CM1 1TE	88	£5,398
£450,000	08/04/2022	D		12	CHERRY GARDEN LANE	DANBURY	CHELMSFORD	CM3 4QP	84	£5,357
£690,000	08/04/2022	D		22	WELLER GROVE		CHELMSFORD	CM1 4YJ	134	£5,149
£200,000	08/04/2022	T		75	COLYERS REACH		CHELMSFORD	CM2 6RW	40	£5,000
£249,000	08/04/2022	F	FLAT 34	3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	50	£4,980
£575,000	08/04/2022	D		28	BARNABY RUDGE		CHELMSFORD	CM1 4YG	118	£4,873
£450,000	08/04/2022	D		5	BRIDON CLOSE	EAST HANNINGFIELD	CHELMSFORD	CM3 8BA	95	£4,737
£1,330,000	08/04/2022	D		36	LODGE ROAD	WRITTLE	CHELMSFORD	CM1 3HB	295	£4,508
£460,000	08/04/2022	T	COTTAGE END		THE STREET	ROXWELL	CHELMSFORD	CM1 4PB	108	£4,259
£430,000	08/04/2022	D		9	CLOVER DRIVE		CHELMSFORD	CM1 4FT	103	£4,175
£221,000	08/04/2022	F		21	OASIS COURT		CHELMSFORD	CM2 6JU	53	£4,170
£760,000	08/04/2022	D	LAWNS		THE STREET	ROXWELL	CHELMSFORD	CM1 4PD	185	£4,108
£250,000	08/04/2022	F		534	GALLEYWOOD ROAD		CHELMSFORD	CM2 8BX	65	£3,846
£350,000	08/04/2022	T		28	ASHLEY GREEN	EAST HANNINGFIELD	CHELMSFORD	CM3 8AY	98	£3,571
£305,000	08/04/2022	T		16	SCOTTS WALK		CHELMSFORD	CM1 2HB	92	£3,315
£655,000	11/04/2022	D		6	PRIORY ROAD	BICKNACRE	CHELMSFORD	CM3 4EY	100	£6,550
£382,500	11/04/2022	T		7	COLNE CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5XW	68	£5,625
£400,000	11/04/2022	S		19	GOLDLAY GARDENS		CHELMSFORD	CM2 0EN	73	£5,479
£512,500	11/04/2022	S		101	MOULSHAM DRIVE		CHELMSFORD	CM2 9PY	95	£5,395
£204,995	11/04/2022	F		41	HAIG COURT		CHELMSFORD	CM2 0BH	42	£4,881
£450,000	11/04/2022	S		144	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AH	160	£2,813
£422,500	12/04/2022	S	WHITE COTTAGE		SOUTH STREET	GREAT WALTHAM	CHELMSFORD	CM3 1DG	N/A	#VALUE!
£225,000	12/04/2022	F		27	CRESSY QUAY		CHELMSFORD	CM2 6ZH	49	£4,592
£200,000	12/04/2022	F		115	HULLBRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LJ	54	£3,704
£310,000	13/04/2022	T		37	DIXON AVENUE		CHELMSFORD	CM1 2AQ	60	£5,167
£400,000	13/04/2022	T		16	MARLBOROUGH ROAD		CHELMSFORD	CM2 0JR	79	£5,063
£901,000	13/04/2022	D		2	KINGSTON AVENUE		CHELMSFORD	CM2 6DW	218	£4,133
£500,000	13/04/2022	T		85	LONGMEAD AVENUE	GREAT BADDOW	CHELMSFORD	CM2 7EZ	121	£4,132
£270,000	13/04/2022	F		13	VICTORIA COURT		CHELMSFORD	CM1 1GL	66	£4,091

£180,000	13/04/2022	F		66	CROMPTON STREET		CHELMSFORD	CM1 3GP	49	£3,673
£456,000	13/04/2022	T		254	RAINSFORD ROAD		CHELMSFORD	CM1 2PN	132	£3,455
£390,000	13/04/2022	D		17	BARTON CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5UB	121	£3,223
£425,000	14/04/2022	S		193	BEEHIVE LANE		CHELMSFORD	CM2 9SH	56	£7,589
£228,000	14/04/2022	T		60	RUBENS GATE		CHELMSFORD	CM1 6GN	33	£6,909
£292,000	14/04/2022	T		35	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WX	49	£5,959
£416,000	14/04/2022	T	46A		HEATH DRIVE		CHELMSFORD	CM2 9HE	70	£5,943
£610,000	14/04/2022	S		101	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DW	106	£5,755
£373,000	14/04/2022	S		10	PETUNIA CRESCENT		CHELMSFORD	CM1 6YP	66	£5,652
£400,000	14/04/2022	T		19	GROVE ROAD		CHELMSFORD	CM2 0EY	72	£5,556
£566,500	14/04/2022	D		19	HIGHFIELDS MEAD	EAST HANNINGFIELD	CHELMSFORD	CM3 8XA	105	£5,395
£800,000	14/04/2022	D	SHERIDALE		CHURCH ROAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UJ	151	£5,298
£437,000	14/04/2022	S		16	CLAYPITS ROAD	BOREHAM	CHELMSFORD	CM3 3BZ	88	£4,966
£222,000	14/04/2022	F	7	KRESTON HOUSE, 66	BROOMFIELD ROAD		CHELMSFORD	CM1 1SW	45	£4,933
£305,000	14/04/2022	T		5	BLACKLOCK	CHELMER VILLAGE	CHELMSFORD	CM2 6QL	69	£4,420
£395,000	14/04/2022	S		7	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XN	90	£4,389
£168,000	14/04/2022	F		31	ROOKES CRESCENT		CHELMSFORD	CM1 3GL	39	£4,308
£198,000	14/04/2022	F		70	HALTWHISTLE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZF	47	£4,213
£170,000	14/04/2022	F	FLAT 18	VINCENT LODGE	BENBOW DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WF	43	£3,953
£327,500	14/04/2022	T		5	GARDENERS		CHELMSFORD	CM2 8YU	87	£3,764
£497,500	14/04/2022	D		140	BEARDSLEY DRIVE		CHELMSFORD	CM1 6ZG	133	£3,741
£250,000	14/04/2022	F		59	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AZ	67	£3,731
£432,500	14/04/2022	S		3	ESSEX AVENUE		CHELMSFORD	CM1 4AQ	116	£3,728
£327,000	14/04/2022	T		33	ARCHERS WAY		CHELMSFORD	CM2 8SB	88	£3,716
£320,000	14/04/2022	S		21	SEABROOK GARDENS	BOREHAM	CHELMSFORD	CM3 3BX	87	£3,678
£540,000	14/04/2022	F	FLAT 5	CLARENCE HOUSE, 212	NEW LONDON ROAD		CHELMSFORD	CM2 9AE	157	£3,439
£198,000	14/04/2022	F		15	THE CEDARS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JD	59	£3,356
£365,000	19/04/2022	T		158	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR	81	£4,506
£220,000	19/04/2022	F		402	DURRANT COURT		CHELMSFORD	CM1 1UE	49	£4,490
£375,000	19/04/2022	T		53	DUFFIELD ROAD		CHELMSFORD	CM2 9RS	88	£4,261
£195,000	19/04/2022	F	FLAT 19	BURWOOD COURT	GOLDLAY AVENUE		CHELMSFORD	CM2 0TW	58	£3,362
£575,000	20/04/2022	S		11	WIDFORD GROVE		CHELMSFORD	CM2 9AT	104	£5,529
£675,000	20/04/2022	S		23	CHELMERTON AVENUE		CHELMSFORD	CM2 9RF	128	£5,273
£680,000	20/04/2022	D		41	TABORS AVENUE		CHELMSFORD	CM2 7EJ	153	£4,444
£176,000	20/04/2022	F		116	GANDALFS RIDE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5WS	49	£3,592
£385,000	21/04/2022	T		7	MAY WALK		CHELMSFORD	CM2 9EW	72	£5,347
£212,500	21/04/2022	F		39	RAINSFORD ROAD		CHELMSFORD	CM1 2QJ	43	£4,942
£560,000	21/04/2022	D		5	CRICKHOLLOW	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZR	126	£4,444
£225,000	21/04/2022	F		5	BLACKWATER CLOSE		CHELMSFORD	CM1 7QJ	55	£4,091
£750,000	22/04/2022	D		26	OAK LODGE TYE	SPRINGFIELD	CHELMSFORD	CM1 6GZ	131	£5,725
£550,000	22/04/2022	D		33	JENNER MEAD		CHELMSFORD	CM2 6SJ	97	£5,670
£391,000	22/04/2022	D		26	PARADISE ROAD	WRITTLE	CHELMSFORD	CM1 3HP	70	£5,586
£625,000	22/04/2022	D		22	GORDON ROAD		CHELMSFORD	CM2 9LL	125	£5,000
£275,000	22/04/2022	F		24	COATES QUAY		CHELMSFORD	CM2 6HU	56	£4,911
£200,000	22/04/2022	T		18	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE	41	£4,878
£305,000	22/04/2022	S		111	EAST BRIDGE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SD	64	£4,766
£160,000	22/04/2022	F		18	SHEARERS WAY	BOREHAM	CHELMSFORD	CM3 3AE	34	£4,706
£190,000	22/04/2022	S		11	COLYERS REACH		CHELMSFORD	CM2 6RW	41	£4,634
£325,000	22/04/2022	T		14	CHERWELL DRIVE		CHELMSFORD	CM1 2JL	73	£4,452

£255,000	22/04/2022	F		66	COVAL LANE		CHELMSFORD	CM1 1TG	59	£4,322	
£245,000	22/04/2022	F		116	CHELMER ROAD		CHELMSFORD	CM2 6AB	58	£4,224	
£610,000	22/04/2022	D		4	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	157	£3,885	
£150,500	22/04/2022	F		44	PEARCE MANOR		CHELMSFORD	CM2 9XH	40	£3,763	
£215,000	22/04/2022	F		145	CROMPTON STREET		CHELMSFORD	CM1 3GR	58	£3,707	
£300,000	22/04/2022	T		2	MEADOWSIDE		CHELMSFORD	CM2 6LN	87	£3,448	
£190,000	22/04/2022	F		16	CANBERRA CLOSE		CHELMSFORD	CM1 2EF	74	£2,568	
£92,000	22/04/2022	F	28	PRIMULA COURT	PRIMROSE HILL		CHELMSFORD	CM1 2FZ	56	£1,643	
£475,000	25/04/2022	D		20	FORTINBRAS WAY		CHELMSFORD	CM2 9PA	80	£5,938	
£580,000	25/04/2022	D		40	TORQUAY ROAD		CHELMSFORD	CM1 6NG	125	£4,640	
£365,000	25/04/2022	S		26	BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SQ	82	£4,451	
£460,000	25/04/2022	S		19	TOTNES WALK		CHELMSFORD	CM1 6LU	108	£4,259	
£325,000	25/04/2022	S		3	ROTHBURY ROAD		CHELMSFORD	CM1 3DD	85	£3,824	
£870,000	26/04/2022	D		15	RUNSELL LANE	LITTLE BADDOW	CHELMSFORD	CM3 4NY	135	£6,444	
£535,000	26/04/2022	D		73	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6JA	100	£5,350	
£465,000	26/04/2022	S		9	CRAISTON WAY		CHELMSFORD	CM2 8ED	99	£4,697	
£255,000	27/04/2022	F		11	GOODWIN CLOSE		CHELMSFORD	CM2 9GX	37	£6,892	
£440,000	27/04/2022	S		42	MEADOW ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8DU	64	£6,875	
£488,000	27/04/2022	D		48	MICAWBER WAY		CHELMSFORD	CM1 4UE	84	£5,810	
£830,000	27/04/2022	D			WHINLATTER	WELL LANE	DANBURY	CHELMSFORD	CM3 4AB	170	£4,882
£635,000	27/04/2022	D		6	HAVISHAM WAY		CHELMSFORD	CM1 4UY	142	£4,472	
£582,500	28/04/2022	S		54	SECOND AVENUE		CHELMSFORD	CM1 4EU	98	£5,944	
£425,000	28/04/2022	T			252A	BROOMFIELD ROAD		CHELMSFORD	CM1 4DY	99	£4,293
£315,000	28/04/2022	T		14	LAURENCE CROFT	WRITTLE	CHELMSFORD	CM1 3LN	75	£4,200	
£159,000	28/04/2022	F		409	MEADGATE AVENUE		CHELMSFORD	CM2 7NN	39	£4,077	
£435,000	28/04/2022	S		16	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SX	120	£3,625	
£950,000	29/04/2022	D		17	HILL ROAD		CHELMSFORD	CM2 6HW	118	£8,051	
£1,275,000	29/04/2022	D			WHITEDOWN	SOUTH HANNINGFIELD ROAD	SOUTH HANNINGFIELD	CHELMSFORD	CM3 8HJ	194	£6,572
£560,000	29/04/2022	S		97	SANDFORD ROAD		CHELMSFORD	CM2 6DF	87	£6,437	
£400,000	29/04/2022	S		18	REYNOLDS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5FA	70	£5,714	
£228,000	29/04/2022	T		90	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XW	42	£5,429	
£330,000	29/04/2022	F		36	HARDY CLOSE		CHELMSFORD	CM1 1AE	61	£5,410	
£455,000	29/04/2022	S		6	MIDDLEMEAD	WEST HANNINGFIELD	CHELMSFORD	CM2 8UT	89	£5,112	
£350,000	29/04/2022	T		16	MURRELL LOCK		CHELMSFORD	CM2 6SW	72	£4,861	
£525,000	29/04/2022	D		2	SEARLE CRESCENT	BROOMFIELD	CHELMSFORD	CM1 7FP	110	£4,773	
£425,000	29/04/2022	S		15	BRUCE GROVE		CHELMSFORD	CM2 9AX	91	£4,670	
£110,000	29/04/2022	F			14	WINGROVE COURT	BROOMFIELD ROAD	CHELMSFORD	CM1 4ES	24	£4,583
£495,000	29/04/2022	T		42	BURNELL GATE		CHELMSFORD	CM1 6ED	109	£4,541	
£345,000	29/04/2022	T		27	BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ	78	£4,423	
£337,000	29/04/2022	T		99	MEADGATE AVENUE		CHELMSFORD	CM2 7NQ	78	£4,321	
£1,000,000	29/04/2022	D			118A	MOULSHAM STREET		CHELMSFORD	CM2 0JW	232	£4,310
£390,000	29/04/2022	S		157	GLOUCESTER AVENUE		CHELMSFORD	CM2 9DU	92	£4,239	
£480,000	29/04/2022	D		5	WHITMORE CRESCENT		CHELMSFORD	CM2 6YN	115	£4,174	
£300,000	29/04/2022	F		276	LINNET DRIVE		CHELMSFORD	CM2 8AJ	78	£3,846	
£550,000	29/04/2022	D		28	CORPORATION ROAD		CHELMSFORD	CM1 2AR	158	£3,481	
£240,000	29/04/2022	F		3	LITTLE DOMINIE COURT	FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GT	69	£3,478
£255,000	29/04/2022	F		4	UPLEATHAM HOUSE, 7	ROXWELL ROAD		CHELMSFORD	CM1 2NN	74	£3,446
£127,500	29/04/2022	F		6	MEGGY TYE	SPRINGFIELD	CHELMSFORD	CM2 6GA	44	£2,898	
£115,000	29/04/2022	F		28	CHARNWOOD AVENUE		CHELMSFORD	CM1 2TQ	51	£2,255	

£350,000	03/05/2022	F	FLAT 7	BADDOW COURT	CHURCH STREET	GREAT BADDOW	CHELMSFORD	CM2 7JB	N/A	#VALUE!
£500,000	03/05/2022	D		ACORNS	RIGNALS LANE		CHELMSFORD	CM2 8QU	60	£8,333
£372,500	03/05/2022	D			69 BRASSIE WOOD		CHELMSFORD	CM3 3FP	75	£4,967
£600,000	03/05/2022	S			8 ST SWITHINS COTTAGES	HOWE GREEN	CHELMSFORD	CM2 7TN	128	£4,688
£375,000	03/05/2022	S			110 HEATH DRIVE		CHELMSFORD	CM2 9HG	87	£4,310
£580,000	03/05/2022	S			8 ALBATROSS WAY		CHELMSFORD	CM3 3FX	158	£3,671
£725,000	04/05/2022	D		LINTON	NORTH HILL	LITTLE BADDOW	CHELMSFORD	CM3 4TQ	98	£7,398
£875,000	04/05/2022	D		RIDGEWAY	EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TQ	133	£6,579
£550,000	04/05/2022	D			6 HILLSIDE GROVE		CHELMSFORD	CM2 9DA	91	£6,044
£481,000	04/05/2022	S			91 UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BA	81	£5,938
£377,000	04/05/2022	T			8 SCHOOL VIEW ROAD		CHELMSFORD	CM1 2PE	65	£5,800
£340,000	04/05/2022	T			16 BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY	60	£5,667
£214,000	04/05/2022	F			18 EVELYN PLACE		CHELMSFORD	CM1 3GY	57	£3,754
£485,000	05/05/2022	S			92 MARCONI ROAD		CHELMSFORD	CM1 1QE	86	£5,640
£490,000	05/05/2022	D			12 CHUZZLEWIT DRIVE		CHELMSFORD	CM1 4XQ	94	£5,213
£1,125,000	05/05/2022	D		WHITE OAKS	EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TP	234	£4,808
£415,000	05/05/2022	S			7 LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3LT	89	£4,663
£321,000	05/05/2022	T			47 CROMPTON STREET		CHELMSFORD	CM1 3BW	69	£4,652
£445,000	05/05/2022	D			19 BRENT AVENUE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SE	98	£4,541
£270,000	05/05/2022	F			33 ALEXANDER MEWS	SANDON	CHELMSFORD	CM2 7TT	60	£4,500
£308,000	05/05/2022	T			31 BOLEYN WAY	BOREHAM	CHELMSFORD	CM3 3JJ	74	£4,162
£560,000	05/05/2022	D			58 KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PQ	138	£4,058
£375,000	06/05/2022	S			12 JACKSON PLACE		CHELMSFORD	CM2 9SF	62	£6,048
£302,500	06/05/2022	T			20 BLACKSMITH CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6SY	51	£5,931
£317,000	06/05/2022	T			17 INKERPOLE PLACE		CHELMSFORD	CM2 6UD	55	£5,764
£672,500	06/05/2022	S			51 SANDFORD MILL ROAD		CHELMSFORD	CM2 6NS	118	£5,699
£400,000	06/05/2022	F	FLAT 9	QUINLAN COURT, 78	MILL LANE	DANBURY	CHELMSFORD	CM3 4HX	72	£5,556
£365,000	06/05/2022	T			25 CROMPTON STREET		CHELMSFORD	CM1 3BW	71	£5,141
£362,500	06/05/2022	T		501A	MEADGATE AVENUE		CHELMSFORD	CM2 7NW	79	£4,589
£420,000	06/05/2022	S			26 WOODHOUSE LANE	BROOMFIELD	CHELMSFORD	CM1 7EU	93	£4,516
£325,000	06/05/2022	S			32 TIMSONS LANE		CHELMSFORD	CM2 6AG	75	£4,333
£275,000	06/05/2022	S			19 PRYKES DRIVE		CHELMSFORD	CM1 1TP	66	£4,167
£450,000	06/05/2022	S			13 OLD CROFT CLOSE	GOOD EASTER	CHELMSFORD	CM1 4SJ	111	£4,054
£270,000	06/05/2022	F			18 PRYKES DRIVE		CHELMSFORD	CM1 1TP	68	£3,971
£220,000	06/05/2022	F			312 DURRANT COURT		CHELMSFORD	CM1 1UE	56	£3,929
£217,500	06/05/2022	F			13 OASIS COURT		CHELMSFORD	CM2 6JU	57	£3,816
£410,000	09/05/2022	S			44 WEST HANNINGFIELD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8HL	77	£5,325
£347,000	09/05/2022	T			20 LUCAS AVENUE		CHELMSFORD	CM2 9JL	71	£4,887
£700,000	09/05/2022	S			6 FOURTH AVENUE		CHELMSFORD	CM1 4HA	154	£4,545
£260,000	09/05/2022	T			121 COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YH	59	£4,407
£150,000	09/05/2022	F			29 CROCUS WAY		CHELMSFORD	CM1 6XP	37	£4,054
£152,000	09/05/2022	F			34 ALBION COURT		CHELMSFORD	CM2 0UT	40	£3,800
£210,000	09/05/2022	F			45 HAIG COURT		CHELMSFORD	CM2 0BH	56	£3,750
£202,000	09/05/2022	F			1 DURRANT COURT		CHELMSFORD	CM1 1UE	55	£3,673
£360,000	10/05/2022	T			32 UPPER BRIDGE ROAD		CHELMSFORD	CM2 0AZ	70	£5,143
£367,500	10/05/2022	D			7 ABBOTSLEIGH ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SR	101	£3,639
£362,500	10/05/2022	S			152 AVON ROAD		CHELMSFORD	CM1 2LB	101	£3,589
£375,000	11/05/2022	T			67 GOLDING THOROUGHFARE		CHELMSFORD	CM2 6UF	60	£6,250
£390,000	11/05/2022	S			4 PEGGOTTY CLOSE		CHELMSFORD	CM1 4XU	75	£5,200

£675,000	11/05/2022	D		6	QUINION CLOSE		CHELMSFORD	CM1 4UH	132	£5,114
£555,000	11/05/2022	D		14	SPENLOW DRIVE		CHELMSFORD	CM1 4UQ	112	£4,955
£320,000	11/05/2022	F	THE HOPPITT, 24		BUTTS LANE	DANBURY	CHELMSFORD	CM3 4NP	66	£4,848
£467,500	11/05/2022	S		22	JUNIPER ROAD	BOREHAM	CHELMSFORD	CM3 3DB	103	£4,539
£326,000	11/05/2022	S		5	THE STREET	GALLEYWOOD	CHELMSFORD	CM2 8QL	88	£3,705
£240,000	11/05/2022	F	369A		SPRINGFIELD ROAD		CHELMSFORD	CM2 6AW	70	£3,429
£1,150,000	11/05/2022	D	CONLIG		COPT HILL	DANBURY	CHELMSFORD	CM3 4NN	338	£3,402
£170,000	11/05/2022	F		11	AZALEA COURT		CHELMSFORD	CM1 6YL	50	£3,400
£232,500	12/05/2022	F		13	DEVON MEWS		CHELMSFORD	CM2 0GD	37	£6,284
£410,000	12/05/2022	T		26	ST ANTHONYS DRIVE		CHELMSFORD	CM2 9EH	70	£5,857
£660,000	12/05/2022	S		17	DORSET AVENUE		CHELMSFORD	CM2 9TZ	118	£5,593
£915,000	12/05/2022	D		12	HAY GREEN	DANBURY	CHELMSFORD	CM3 4NU	169	£5,414
£220,000	12/05/2022	T		78	BROCKENHURST WAY	BICKNACRE	CHELMSFORD	CM3 4XW	41	£5,366
£870,000	12/05/2022	D		12	FREDERICK HAWKES GARDENS	SPRINGFIELD	CHELMSFORD	CM1 6BT	208	£4,183
£1,650,000	13/05/2022	D	BROOKFIELD		EAST HANNINGFIELD ROAD	RETTENDON COMMON	CHELMSFORD	CM3 8EW	245	£6,735
£320,000	13/05/2022	S		6	RAPHAEL DRIVE		CHELMSFORD	CM1 6FX	55	£5,818
£287,750	13/05/2022	T		9	TIGHFIELD WALK	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZS	50	£5,755
£420,000	13/05/2022	S		30	LONGSHOTS CLOSE		CHELMSFORD	CM1 7DX	79	£5,316
£475,000	13/05/2022	S		37	SWISS AVENUE		CHELMSFORD	CM1 2AD	114	£4,167
£210,000	13/05/2022	F		31	MELBA COURT	WRITTLE	CHELMSFORD	CM1 3EW	51	£4,118
£317,000	13/05/2022	T		200	LINNET DRIVE		CHELMSFORD	CM2 8AJ	77	£4,117
£390,000	13/05/2022	D		41	DEERHURST CHASE	BICKNACRE	CHELMSFORD	CM3 4XG	97	£4,021
£332,000	13/05/2022	T		55	RECTORY LANE		CHELMSFORD	CM1 1RE	87	£3,816
£182,000	13/05/2022	F		28	AZALEA COURT		CHELMSFORD	CM1 6YL	49	£3,714
£350,000	16/05/2022	T		37	SALTCOATS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5LE	70	£5,000
£382,000	16/05/2022	S		17	HILLARY CLOSE		CHELMSFORD	CM1 7RR	83	£4,602
£120,000	17/05/2022	F		38	BOUNDERBY GROVE		CHELMSFORD	CM1 4XW	25	£4,800
£500,000	17/05/2022	T		74	SIDMOUTH ROAD		CHELMSFORD	CM1 6LS	155	£3,226
£350,000	18/05/2022	T		7	BRUNEL WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5RE	62	£5,645
£742,500	19/05/2022	D		28	HOWARD DRIVE		CHELMSFORD	CM2 6PE	145	£5,121
£430,000	19/05/2022	S		43	PETREL WAY		CHELMSFORD	CM2 8XH	87	£4,943
£460,000	19/05/2022	S		59	KING EDWARDS ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PH	101	£4,554
£320,000	19/05/2022	S		5	TANNERS WAY	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PU	86	£3,721
£350,000	20/05/2022	T		32	SHEPPARD DRIVE		CHELMSFORD	CM2 6QE	59	£5,932
£385,000	20/05/2022	S		35	RAINSFORD LANE		CHELMSFORD	CM1 2QS	69	£5,580
£215,000	20/05/2022	F		167	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	44	£4,886
£750,000	20/05/2022	D		21	RIGNALS LANE		CHELMSFORD	CM2 8QT	158	£4,747
£595,000	20/05/2022	D		42	LINGE AVENUE	SPRINGFIELD	CHELMSFORD	CM1 6BY	127	£4,685
£335,000	20/05/2022	T		281	AVON ROAD		CHELMSFORD	CM1 2LB	73	£4,589
£390,000	20/05/2022	T		78	MARCONI ROAD		CHELMSFORD	CM1 1QD	86	£4,535
£1,825,000	20/05/2022	S	BRAMCOTE		EAST HANNINGFIELD ROAD	SANDON	CHELMSFORD	CM2 7TQ	408	£4,473
£490,000	20/05/2022	S		21	JOHNSON ROAD		CHELMSFORD	CM2 7JL	118	£4,153
£205,000	20/05/2022	F	43 CANSIDE		MEADOW WALK		CHELMSFORD	CM1 1FU	52	£3,942
£327,500	20/05/2022	T		15	SPRING POND CLOSE		CHELMSFORD	CM2 7LX	84	£3,899
£350,000	20/05/2022	S		4	DUKES LANE		CHELMSFORD	CM2 6AD	91	£3,846
£332,000	20/05/2022	T		153	PARKINSON DRIVE		CHELMSFORD	CM1 3GW	110	£3,018
£248,000	23/05/2022	T		53	COLLINGWOOD ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YH	45	£5,511
£363,000	23/05/2022	D		43	HAWKWOOD CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5TR	70	£5,186
£555,000	23/05/2022	D		7	BRAMSTON CLOSE		CHELMSFORD	CM2 7EW	135	£4,111

£340,000	23/05/2022	T		2	PAYNE PLACE	EAST HANNINGFIELD	CHELMSFORD	CM3 8UU	91	£3,736	
£195,000	24/05/2022	T		18	SAYWELL BROOK		CHELMSFORD	CM2 6RJ	40	£4,875	
£320,000	24/05/2022	S		64	WICKLOW AVENUE		CHELMSFORD	CM1 2HQ	78	£4,103	
£145,000	24/05/2022	F		90	GODFREYS MEWS		CHELMSFORD	CM2 0XE	46	£3,152	
£436,000	25/05/2022	D		27	THE DELL	GREAT BADDOW	CHELMSFORD	CM2 7JY	75	£5,813	
£675,000	25/05/2022	S		25	ST FABIANS DRIVE		CHELMSFORD	CM1 2PR	120	£5,625	
£440,000	25/05/2022	S		101	LINNET DRIVE		CHELMSFORD	CM2 8AG	106	£4,151	
£195,000	25/05/2022	F		408	DURRANT COURT		CHELMSFORD	CM1 1UE	51	£3,824	
£450,000	25/05/2022	T		2	CARNATION CLOSE		CHELMSFORD	CM1 6XR	118	£3,814	
£211,000	25/05/2022	F	FLAT 27		BURWOOD COURT		CHELMSFORD	CM2 0TW	59	£3,576	
£375,000	26/05/2022	S		26	BACK ROAD	WRITTLE	CHELMSFORD	CM1 3PD	69	£5,435	
£525,000	26/05/2022	D		83	FAIRWAY DRIVE		CHELMSFORD	CM3 3FG	97	£5,412	
£455,000	26/05/2022	S			WOODLANDS	NATHANS LANE	EDNEY COMMON	CHELMSFORD	CM1 3RD	87	£5,230
£210,000	26/05/2022	F	47		ARMSTRONG GIBBS COURT	THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	65	£3,231
£330,000	26/05/2022	S		87	MILDMAY ROAD		CHELMSFORD	CM2 0DR	109	£3,028	
£460,000	27/05/2022	S		54	STEWART ROAD		CHELMSFORD	CM2 9BB	55	£8,364	
£720,000	27/05/2022	D			LYNDON	PRIVATE ROAD		CHELMSFORD	CM2 8TH	109	£6,606
£250,000	27/05/2022	T		2	LOBELIA CLOSE		CHELMSFORD	CM1 6YE	41	£6,098	
£395,500	27/05/2022	S		43	REMBRANDT GROVE		CHELMSFORD	CM1 6GD	68	£5,816	
£530,000	27/05/2022	S		16	PALMERS CROFT		CHELMSFORD	CM2 6SR	98	£5,408	
£310,000	27/05/2022	F		7	ROBERT MCCARTHY PLACE	SPRINGFIELD	CHELMSFORD	CM1 6DR	70	£4,429	
£223,000	27/05/2022	F	8A		SOUTH PRIMROSE HILL		CHELMSFORD	CM1 2RG	53	£4,208	
£540,000	27/05/2022	T		77	NEW WRITTLE STREET		CHELMSFORD	CM2 0LF	130	£4,154	
£200,000	27/05/2022	F		31	CROCUS WAY		CHELMSFORD	CM1 6XP	50	£4,000	
£312,000	27/05/2022	T		17	BELVEDERE CLOSE	DANBURY	CHELMSFORD	CM3 4RG	79	£3,949	
£265,000	27/05/2022	T			2 SANDFORD COURT	SANDFORD ROAD		CHELMSFORD	CM2 6DD	68	£3,897
£420,000	27/05/2022	F		16	HARRY LEMON COURT	SPRINGFIELD	CHELMSFORD	CM1 6DU	113	£3,717	
£425,000	30/05/2022	D		13	BANDHILLS CLOSE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JW	67	£6,343	
£745,000	30/05/2022	S		26	QUEENS ROAD		CHELMSFORD	CM2 6HA	120	£6,208	
£400,000	30/05/2022	T		19	LICHFIELD CLOSE		CHELMSFORD	CM1 2XW	69	£5,797	
£323,000	30/05/2022	T		56	CUSAK ROAD	CHELMER VILLAGE	CHELMSFORD	CM2 6XH	56	£5,768	
£385,000	30/05/2022	S		1	LONGMORE AVENUE		CHELMSFORD	CM2 7NT	79	£4,873	
£380,000	30/05/2022	F		63	BOND STREET		CHELMSFORD	CM1 1GD	79	£4,810	
£201,000	30/05/2022	S		20	EARLSFIELD DRIVE		CHELMSFORD	CM2 6SX	50	£4,020	
£499,995	31/05/2022	D		40	BRASSIE WOOD		CHELMSFORD	CM3 3FQ	N/A	#VALUE!	
£217,500	31/05/2022	F		4	DEVON MEWS		CHELMSFORD	CM2 0GD	38	£5,724	
£401,500	31/05/2022	S		7	ALL SAINTS CLOSE		CHELMSFORD	CM1 7HT	74	£5,426	
£640,000	31/05/2022	D			INGLEMIRE	RUNSELL GREEN	DANBURY	CHELMSFORD	CM3 4QZ	123	£5,203
£586,000	31/05/2022	D		1	WARREN CLOSE	BROOMFIELD	CHELMSFORD	CM1 7HP	133	£4,406	
£380,000	31/05/2022	S		40	ST MARGARETS ROAD		CHELMSFORD	CM2 6DT	89	£4,270	
£365,000	31/05/2022	T		36	TIMSONS LANE		CHELMSFORD	CM2 6AG	86	£4,244	
£405,000	31/05/2022	S		15	AUGUSTINE WAY	BICKNACRE	CHELMSFORD	CM3 4ET	97	£4,175	
£530,000	31/05/2022	T		46	ALBEMARLE LINK	SPRINGFIELD	CHELMSFORD	CM1 6AG	139	£3,813	
£385,000	31/05/2022	S		15	BELVEDERE CLOSE	DANBURY	CHELMSFORD	CM3 4RG	106	£3,632	
£435,000	01/06/2022	T		102	FORTINBRAS WAY		CHELMSFORD	CM2 9PA	60	£7,250	
£550,000	01/06/2022	D			THE COTTAGE	HORNELLS CORNER	LITTLE LEIGHS	CHELMSFORD	CM3 1QW	84	£6,548
£600,000	01/06/2022	D		14	JUDGE ROAD	SPRINGFIELD	CHELMSFORD	CM2 6GN	97	£6,186	
£257,000	01/06/2022	T		19	INCHBONNIE ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5SX	42	£6,119	
£355,000	01/06/2022	S		39	GRAMPIAN GROVE		CHELMSFORD	CM1 2HJ	63	£5,635	

£415,000	01/06/2022	D		28	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	74	£5,608
£365,000	01/06/2022	S		33	MARY MUNNION QUARTER		CHELMSFORD	CM2 9FT	69	£5,290
£506,000	01/06/2022	D		33	FALMOUTH ROAD	SPRINGFIELD	CHELMSFORD	CM1 6HZ	98	£5,163
£440,000	01/06/2022	S		12	DUNMORE ROAD		CHELMSFORD	CM2 6RY	88	£5,000
£1,351,000	01/06/2022	D		98	LONGSTOMPS AVENUE		CHELMSFORD	CM2 9LB	273	£4,949
£337,500	01/06/2022	F	FLAT 27	3	CUNARD SQUARE		CHELMSFORD	CM1 1AU	70	£4,821
£220,000	01/06/2022	F		369	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AW	46	£4,783
£470,000	01/06/2022	S		2	HOME MEAD	WRITTLE	CHELMSFORD	CM1 3LH	105	£4,476
£576,000	01/06/2022	S		59	MAPLE DRIVE		CHELMSFORD	CM2 9HR	132	£4,364
£355,000	01/06/2022	T		15	OLD COURT ROAD		CHELMSFORD	CM2 6LW	83	£4,277
£238,500	01/06/2022	F		7	WILSHIRE AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QW	56	£4,259
£165,000	01/06/2022	F		69	THE VINEYARDS	GREAT BADDOW	CHELMSFORD	CM2 7QN	42	£3,929
£220,000	01/06/2022	F		34	HOBART CLOSE		CHELMSFORD	CM1 2ES	56	£3,929
£560,000	01/06/2022	S		81	EGLINTON DRIVE		CHELMSFORD	CM2 6YL	148	£3,784
£445,000	01/06/2022	T		65	SIDMOUTH ROAD		CHELMSFORD	CM1 6LS	129	£3,450
£390,000	03/06/2022	T		57	MARCONI ROAD		CHELMSFORD	CM1 1LR	103	£3,786
£268,000	06/06/2022	F		139	WHARF ROAD		CHELMSFORD	CM2 6FS	57	£4,702
£432,000	06/06/2022	S		48	PENTLAND AVENUE		CHELMSFORD	CM1 4AZ	96	£4,500
£185,000	06/06/2022	F		173	WOODHALL ROAD		CHELMSFORD	CM1 4AF	52	£3,558
£402,000	07/06/2022	D		132	PYMS ROAD		CHELMSFORD	CM2 8PX	76	£5,289
£400,000	07/06/2022	S		65	RAINSFORD LANE		CHELMSFORD	CM1 2QS	77	£5,195
£650,000	07/06/2022	S		23	MOLRAMS LANE	GREAT BADDOW	CHELMSFORD	CM2 7AG	139	£4,676
£575,000	07/06/2022	D		1	BARN GREEN		CHELMSFORD	CM1 6UG	129	£4,457
£260,000	08/06/2022	F		28	SEYMOUR STREET		CHELMSFORD	CM2 ORX	56	£4,643
£430,000	08/06/2022	D		23	RODING LEIGH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JZ	106	£4,057
£430,000	10/06/2022	T		73	MENDIP ROAD		CHELMSFORD	CM1 2HN	60	£7,167
£450,000	10/06/2022	S		81	QUEENS ROAD		CHELMSFORD	CM2 6HB	67	£6,716
£355,000	10/06/2022	S		7	PENTLAND AVENUE		CHELMSFORD	CM1 4AY	56	£6,339
£397,000	10/06/2022	T		62	UPLANDS DRIVE		CHELMSFORD	CM1 6TW	77	£5,156
£735,000	10/06/2022	D		45	HUMBER ROAD		CHELMSFORD	CM1 7PE	145	£5,069
£600,000	10/06/2022	S		14	SIXTH AVENUE		CHELMSFORD	CM1 4ED	119	£5,042
£415,000	10/06/2022	T		3	PERRICLOSE		CHELMSFORD	CM1 6UJ	87	£4,770
£455,000	10/06/2022	D		28	BICKERTON POINT	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5YG	96	£4,740
£615,000	10/06/2022	S		163	MOULSHAM DRIVE		CHELMSFORD	CM2 9PZ	130	£4,731
£212,500	10/06/2022	F	5 LITTLE DOMINIE COURT		FAYREWOOD DRIVE	GREAT LEIGHS	CHELMSFORD	CM3 1GT	45	£4,722
£390,500	10/06/2022	D		3	THORINS GATE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZH	90	£4,339
£236,000	10/06/2022	F		19	ABBOTTS PLACE		CHELMSFORD	CM2 6RD	62	£3,806
£217,500	10/06/2022	F		58	BUCKLEBURY HEATH	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZU	63	£3,452
£205,000	10/06/2022	F		30	AVON ROAD		CHELMSFORD	CM1 2JZ	64	£3,203
£425,000	11/06/2022	S		28	THE LARTHINGS		CHELMSFORD	CM1 4FL	95	£4,474
£290,000	13/06/2022	F	53 ARMSTRONG GIBBS COURT		THE CAUSEWAY	GREAT BADDOW	CHELMSFORD	CM2 7FR	60	£4,833
£260,000	13/06/2022	F		10	CREANCE COURT		CHELMSFORD	CM2 0NP	54	£4,815
£320,000	13/06/2022	T		51	PENNINE ROAD		CHELMSFORD	CM1 2HG	75	£4,267
£230,000	13/06/2022	F		8	WICKS PLACE		CHELMSFORD	CM1 2GH	59	£3,898
£425,000	13/06/2022	S		40	GORDON ROAD		CHELMSFORD	CM2 9LN	111	£3,829
£370,000	13/06/2022	S		4	MOUNT PLEASANT ROAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5PA	97	£3,814
£270,000	13/06/2022	T		29	LUCAS AVENUE		CHELMSFORD	CM2 9JL	76	£3,553
£465,000	14/06/2022	T		32	THE GREEN	WRITTLE	CHELMSFORD	CM1 3DU	71	£6,549
£465,000	14/06/2022	S		8	RAPHAEL DRIVE		CHELMSFORD	CM1 6FX	93	£5,000

£107,000	14/06/2022	F		34	DARNAY RISE		CHELMSFORD	CM1 4XA	27	£3,963	
£195,000	14/06/2022	F		23	AZALEA COURT		CHELMSFORD	CM1 6YL	50	£3,900	
£760,000	15/06/2022	D		24	ST FABIAN'S DRIVE		CHELMSFORD	CM1 2PR	134	£5,672	
£201,500	15/06/2022	F	6	KING CHARLES COURT, 144	MOULSHAM STREET		CHELMSFORD	CM2 0JT	43	£4,686	
£855,000	15/06/2022	S		384	BADDOW ROAD		CHELMSFORD	CM2 9RA	199	£4,296	
£260,000	15/06/2022	F		31	DOVE LANE		CHELMSFORD	CM2 8AX	61	£4,262	
£612,500	16/06/2022	D		9	SACKVILLE CLOSE		CHELMSFORD	CM1 2LU	104	£5,889	
£258,500	16/06/2022	F	FLAT 4	KENWOOD HOUSE, 213	NEW LONDON ROAD		CHELMSFORD	CM2 0AJ	47	£5,500	
£330,000	16/06/2022	S		5	LOVIBOND PLACE		CHELMSFORD	CM2 6TS	63	£5,238	
£250,000	16/06/2022	T		59	MALDON ROAD	GREAT BADDOW	CHELMSFORD	CM2 7DN	48	£5,208	
£290,000	16/06/2022	T		67	ROXWELL ROAD		CHELMSFORD	CM1 2NT	57	£5,088	
£530,000	16/06/2022	D		17	ARAGON ROAD	GREAT LEIGHS	CHELMSFORD	CM3 1RP	117	£4,530	
£173,500	16/06/2022	F	5	THOMPSON COURT	BROOMFIELD ROAD		CHELMSFORD	CM1 1SJ	41	£4,232	
£347,500	16/06/2022	S		20	WATCHOUSE ROAD	GALLEYWOOD	CHELMSFORD	CM2 8PT	85	£4,088	
£94,000	16/06/2022	F		24	UPPER CHASE		CHELMSFORD	CM2 0BN	69	£1,362	
£500,000	17/06/2022	D		2	PETUNIA CRESCENT		CHELMSFORD	CM1 6YP	N/A	#VALUE!	
£290,000	17/06/2022	F		31	HAYES CLOSE		CHELMSFORD	CM2 0RN	46	£6,304	
£338,000	17/06/2022	S		9	GILSON CLOSE		CHELMSFORD	CM2 6XD	58	£5,828	
£350,000	17/06/2022	S		22	GLEBE VIEW		CHELMSFORD	CM2 8PZ	64	£5,469	
£375,000	17/06/2022	S		106	DOWNSWAY		CHELMSFORD	CM1 6TU	69	£5,435	
£365,000	17/06/2022	S		47	SPRINGFIELD PARK AVENUE		CHELMSFORD	CM2 6EN	74	£4,932	
£765,000	17/06/2022	D		26	HOWARD DRIVE		CHELMSFORD	CM2 6PE	157	£4,873	
£367,500	17/06/2022	T		166	LONG BRANDOCKS	WRITTLE	CHELMSFORD	CM1 3JR	78	£4,712	
£400,000	17/06/2022	S		28	GOLDENACRES		CHELMSFORD	CM1 6YT	91	£4,396	
£230,000	17/06/2022	F		28	WATERSON VALE		CHELMSFORD	CM2 9PB	53	£4,340	
£455,000	17/06/2022	D		40	THE DELL	GREAT BADDOW	CHELMSFORD	CM2 7JY	108	£4,213	
£697,500	17/06/2022	D			THE COACH HOUSE	CHURCH ROAD	BOREHAM	CHELMSFORD	CM3 3EJ	166	£4,202
£520,000	17/06/2022	T		43	PARKINSON DRIVE		CHELMSFORD	CM1 3GU	141	£3,688	
£210,000	17/06/2022	F		112	CHELWATER	GREAT BADDOW	CHELMSFORD	CM2 7UR	64	£3,281	
£425,000	20/06/2022	S		36	ROUGHTONS		CHELMSFORD	CM2 8PF	82	£5,183	
£440,000	20/06/2022	S		45	SOUTH PRIMROSE HILL		CHELMSFORD	CM1 2RF	87	£5,057	
£440,000	20/06/2022	S		10	FOXLGLOVE AVENUE		CHELMSFORD	CM1 4FW	88	£5,000	
£368,000	20/06/2022	T		24	RIDLEY ROAD		CHELMSFORD	CM1 7AR	76	£4,842	
£480,000	20/06/2022	S		15	GREENWOOD CLOSE		CHELMSFORD	CM2 6PW	114	£4,211	
£215,000	20/06/2022	F	8	NAVIGATION YARD	NAVIGATION ROAD		CHELMSFORD	CM2 6HZ	57	£3,772	
£390,000	21/06/2022	T		44	RATCLIFFE GATE	SPRINGFIELD	CHELMSFORD	CM1 6AL	65	£6,000	
£300,000	21/06/2022	T		13	ARWEN GROVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5ZJ	58	£5,172	
£325,000	21/06/2022	T		11	HOLMANS	BOREHAM	CHELMSFORD	CM3 3EY	64	£5,078	
£268,000	21/06/2022	F	22	LESLEY COURT	RAINSFORD ROAD		CHELMSFORD	CM1 2WS	61	£4,393	
£235,000	22/06/2022	F		59	CANVEY WALK		CHELMSFORD	CM1 6LB	36	£6,528	
£455,000	22/06/2022	S		27	CHAPLIN CLOSE		CHELMSFORD	CM2 8QW	71	£6,408	
£300,000	22/06/2022	T		61	HALLOWELL DOWN	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5GZ	57	£5,263	
£465,000	22/06/2022	T		11	CARDS ROAD	SANDON	CHELMSFORD	CM2 7RH	92	£5,054	
£275,000	22/06/2022	T		2	CLOBBS YARD	BROOMFIELD	CHELMSFORD	CM1 7AB	63	£4,365	
£500,000	22/06/2022	D		122	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AG	122	£4,098	
£375,000	22/06/2022	S		3	MARKLAY DRIVE	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NP	97	£3,866	
£219,000	22/06/2022	F		12	THE CEDARS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5JD	58	£3,776	
£910,000	23/06/2022	S		523	GALLEYWOOD ROAD		CHELMSFORD	CM2 8AA	151	£6,026	
£420,000	23/06/2022	T		11	VICTORIA CRESCENT		CHELMSFORD	CM1 1QF	78	£5,385	

£268,000	23/06/2022	F		198	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0RU	54	£4,963
£370,000	23/06/2022	T		150	UPPER BRIDGE ROAD		CHELMSFORD	CM2 0BB	76	£4,868
£400,000	23/06/2022	D		88	KELVEDON CLOSE		CHELMSFORD	CM1 4DG	84	£4,762
£1,070,000	23/06/2022	D		2	PEARSON GROVE		CHELMSFORD	CM1 7FE	233	£4,592
£220,217	23/06/2022	F		38	CRESSY QUAY		CHELMSFORD	CM2 6ZH	48	£4,588
£225,000	23/06/2022	F		28	THE RAY		CHELMSFORD	CM1 6JU	53	£4,245
£575,000	23/06/2022	D		30	ROTHESAY AVENUE		CHELMSFORD	CM2 9BU	143	£4,021
£295,000	23/06/2022	T		11	SKYLARK WALK		CHELMSFORD	CM2 8BA	78	£3,782
£405,000	24/06/2022	T	118A		HEATH DRIVE		CHELMSFORD	CM2 9HQ	69	£5,870
£325,000	24/06/2022	T		10	BURGESS FIELD	CHELMER VILLAGE	CHELMSFORD	CM2 6UE	56	£5,804
£357,000	24/06/2022	S		15	FULCHER AVENUE	SPRINGFIELD	CHELMSFORD	CM2 6QN	66	£5,409
£1,850,000	24/06/2022	D		1	HYDE LANE	DANBURY	CHELMSFORD	CM3 4QX	369	£5,014
£800,000	24/06/2022	S		50	ROXWELL ROAD		CHELMSFORD	CM1 2NB	161	£4,969
£210,000	24/06/2022	F	26	BAILEY COURT	NEW WRITTLE STREET		CHELMSFORD	CM2 0FS	45	£4,667
£390,000	24/06/2022	D	28A		SIDMOUTH ROAD		CHELMSFORD	CM1 6LR	87	£4,483
£250,000	24/06/2022	F		362	SPRINGFIELD ROAD		CHELMSFORD	CM2 6AT	56	£4,464
£172,000	24/06/2022	F		104	DURRANT COURT		CHELMSFORD	CM1 1UE	40	£4,300
£550,000	24/06/2022	D		6	LORIEN GARDENS	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 7AQ	129	£4,264
£172,500	24/06/2022	F		5	CHILTERN CLOSE		CHELMSFORD	CM1 2GJ	42	£4,107
£760,000	24/06/2022	D		8	PEARMAINS	GREAT LEIGHS	CHELMSFORD	CM3 1QS	210	£3,619
£250,000	24/06/2022	F	13	LESLEY COURT	RAINSFORD ROAD		CHELMSFORD	CM1 2WS	76	£3,289
£275,000	24/06/2022	F	FLAT 27	WELLS CRESCENT	MARCONI PLAZA		CHELMSFORD	CM1 1GN	95	£2,895
£325,000	27/06/2022	T		19	HOLLY WAY		CHELMSFORD	CM2 9JU	56	£5,804
£260,000	27/06/2022	F	FLAT 5	KING GEORGE COURT	MOULSHAM STREET		CHELMSFORD	CM2 0JE	55	£4,727
£535,000	27/06/2022	D		7	CASWELL MEWS		CHELMSFORD	CM2 6UQ	121	£4,421
£380,000	27/06/2022	S		28	PEMBROKE PLACE		CHELMSFORD	CM1 4AT	87	£4,368
£480,000	27/06/2022	S		16	THE WESTERINGS	GREAT BADDOW	CHELMSFORD	CM2 8JE	125	£3,840
£625,000	27/06/2022	D		6	GREEN MEAD	SOUTH WOODHAM FERRERS	CHELMSFORD	CM3 5NL	175	£3,571
£360,000	28/06/2022	S		37	RUNSELL VIEW	DANBURY	CHELMSFORD	CM3 4PE	64	£5,625
£262,500	28/06/2022	S		4	CLIVEDEN CLOSE		CHELMSFORD	CM1 2NP	75	£3,500
£440,000	28/06/2022	T		27	ANDERSON AVENUE		CHELMSFORD	CM1 2BZ	128	£3,438
£485,000	29/06/2022	D		2	THE WILLOWS	BOREHAM	CHELMSFORD	CM3 3DJ	93	£5,215
£425,000	29/06/2022	T		25	PETREBROOK		CHELMSFORD	CM2 6QJ	82	£5,183
£340,000	29/06/2022	F		43	HARDY CLOSE		CHELMSFORD	CM1 1AE	68	£5,000
£540,000	29/06/2022	D		3	CHIGNAL ROAD		CHELMSFORD	CM1 2JA	134	£4,030
£525,000	29/06/2022	D		19	SPRING CLOSE	LITTLE BADDOW	CHELMSFORD	CM3 4TL	149	£3,523
£450,000	30/06/2022	S		70	MAYFIELD ROAD	WRITTLE	CHELMSFORD	CM1 3EL	53	£8,491
£676,200	30/06/2022	D		68	GALLEYWOOD ROAD	GREAT BADDOW	CHELMSFORD	CM2 8DN	104	£6,502
£205,000	30/06/2022	T		78	BOUCHERS MEAD		CHELMSFORD	CM1 6PJ	34	£6,029
£550,000	30/06/2022	S		47	FIFTH AVENUE		CHELMSFORD	CM1 4HB	92	£5,978
£480,467	30/06/2022	S		10	ST PETERS ROAD		CHELMSFORD	CM1 2SR	85	£5,653
£355,000	30/06/2022	T		75	PETUNIA CRESCENT		CHELMSFORD	CM1 6YR	67	£5,299
£189,995	30/06/2022	F		9	CHESTER PLACE		CHELMSFORD	CM1 4NQ	38	£5,000
£420,000	30/06/2022	T		18	TEES ROAD		CHELMSFORD	CM1 7QH	87	£4,828
£472,500	30/06/2022	S		11	SAXON WAY	BROOMFIELD	CHELMSFORD	CM1 7YA	98	£4,821
£535,000	30/06/2022	D		57	BEARDSLEY DRIVE		CHELMSFORD	CM1 6GJ	117	£4,573
£255,000	30/06/2022	F	26	LESLEY COURT	RAINSFORD ROAD		CHELMSFORD	CM1 2WS	56	£4,554
£486,000	30/06/2022	S		9	PRIORY CLOSE		CHELMSFORD	CM1 2SY	107	£4,542
£375,000	30/06/2022	S		6	HAWKHURST CLOSE		CHELMSFORD	CM1 2SN	84	£4,464

£285,000	30/06/2022	T	31	EPPING CLOSE		CHELMSFORD	CM1 2TH	64	£4,453
£525,500	30/06/2022	S	226	BROOMFIELD ROAD		CHELMSFORD	CM1 4DY	119	£4,416
£525,000	30/06/2022	S	10	WILFRED WATERMAN DRIVE	SPRINGFIELD	CHELMSFORD	CM1 6AZ	121	£4,339
£395,000	30/06/2022	T	11	WAVELL CLOSE	SPRINGFIELD	CHELMSFORD	CM1 6FQ	98	£4,031
£300,000	01/07/2022	S	29	CAVENDISH GARDENS		CHELMSFORD	CM2 6BB	50	£6,000
£265,000	01/07/2022	F	1	BECKETTS COURT		CHELMSFORD	CM1 1QQ	57	£4,649
£483,000	01/07/2022	S	50	BADDOW HALL CRESCENT		CHELMSFORD	CM2 7BY	107	£4,514
£274,500	01/07/2022	T	60	NAVIGATION ROAD		CHELMSFORD	CM2 6ND	69	£3,978
£636,000	01/07/2022	D	8	GERNON CLOSE	BROOMFIELD	CHELMSFORD	CM1 7HW	162	£3,926
£192,000	01/07/2022	F	72	BARNARD ROAD		CHELMSFORD	CM2 8SR	58	£3,310
£490,000	01/07/2022	S	140	MAIN ROAD	BROOMFIELD	CHELMSFORD	CM1 7AQ	152	£3,224
£290,000	01/07/2022	T	7	WILLOW BANK		CHELMSFORD	CM2 8NX	92	£3,152

Appendix 4: Employment unit asking prices

Sourced from Rightmove March 2023

Office - Prime			Office - Other			Distribution			Retail - City Centre		
Listing	£/pcm	£/sqm/yr	Listing	£/pcm	£/sqm/yr	Listing	£/pcm	£/sqm/yr	Listing	£/pcm	£/sqm/yr
£25yr/sqft	£11,250	£269.10	£10,000pcm 5,750sqft	£10,000	£224.64	Warehouse £13,249pcm 12,719 sqft	£13,249	£134.55	£7,875pcm 2,873sqft	£7,875	£354.05
£5,779pcm 4,140sqft	£5,779	£180.30	£9,086pcm 3,965sqft	£9,086	£295.99	Warehouse £6,104pcm 5,632sqft	£6,104	£139.99	£4,583pcm 2,703sqft	£4,583	£219.01
£4,583pcm 2,703sqft	£4,583	£219.01	£2,599pcm 1,890sqft	£2,599	£177.62	Warehouse £5,380pcm 4,628sqft	£5,380	£150.16	£3,750pcm 2,259sqft	£3,750	£214.42
£3,750pcm 3,455sqft	£3,750	£140.20	£1,750pcm 1,048sqft	£1,850	£228.01	Warehouse £5,000pcm 5,289sqft	£5,000	£122.11	£2,917pcm 1,439sqft	£2,917	£261.83
£2,834pcm 1,790sqft	£2,834	£204.50	£1,625pcm 916sqft	£1,625	£229.14	Industrial £3,625pcm 2,866sqft	£3,625	£163.37	£2,750pcm 2,195sqft	£2,750	£161.83
£2,229pcm/sqft	£16,209,288	£287,913.08	£1,625pcm 273sqft	£1,625	£768.85	Warehouse £3,000pcm 2,584sqft	£3,000	£149.96	£2,750pcm 2,325sqft	£2,750	£152.78
£2,030pcm 1,362sqft	£2,030	£192.52	£1,500pcm	£1,500	U/K	Industrial £2,500pcm 1,517sqft	£2,500	£212.87	£2,750pcm 2,195sqft	£2,750	£161.83
£1,533pcm 1,840sqft	£1,533	£107.62	£1,500pcm 993sqft	£1,500	£195.12	Warehouse £2,450 4,800sqft	£2,450	£65.93	£2,208pcm 889sqft	£2,208	£320.81
£1,363pcm 1,090sqft	£1,363	£161.52	£1,500pcm 654sqft	£1,500	£296.25	Storage £2,250pcm 4,500sqft	£2,250	£64.58	£1,958pcm 1,313sqft	£1,958	£192.62
£1,250pcm 644sqft	£1,250	£250.71	£1,350pcm 772sqft	£1,350	£225.87	Industrial £2,042pcm 2,218sqft	£2,042	£118.92	£1,958pcm 1,313sqft	£1,958	£192.62
£1,159pcm 323sqft	£1,159	£463.48	£1,250pcm 970sqft	£1,250	£166.45	Storage £1,300pcm 900sqft	£1,300	£186.57	£1,917pcm 776sqft	£1,917	£319.09
£650pcm 217sqft	£650	£386.91	£1,155pcm 431sqft	£1,155	£346.14	Industrial £1,208pcm 1,063sqft	£1,208	£146.79	£1,917pcm 741sqft	£1,917	£334.16
£639pcm 162sqft	£639	£509.49	£1,063pcm 1,060sqft	£1,063	£129.53	Industrial £1,208pcm 1,511sqft	£1,208	£103.27	£1,833pcm 700sqft	£1,833	£338.23
£400pcm 135sqft	£400	£382.72	£1,042pcm 541sqft	£1,042	£248.78	Industrial £1,192pcm 1,100sqft	£1,192	£139.97	£1,833pcm 935sqft	£1,833	£253.22
£529pcm/sqft	£3,846,888	£68,329.30	£917pcm 541sqft	£917	£218.94	Warehouse and yard £1,000pcm 7,372sqft	£1,000	£17.52	£1,583pcm 910sqft	£1,583	£224.69
£189pcm/sqft	£1,374,408	£24,412.55	£890pcm 930sqft	£890	£123.61	Storage £800pcm 850sqft	£800	£121.57	£1,500pcm	£1,500	U/K
Lower Quartile		£180.30	£833pcm 445sqft	£833	£241.79	Industrial £750pcm 350sqft	£750	£276.79	£1,500pcm 792sqft	£1,500	£244.63
Mean		£266.77	£667pcm 305sqft	£667	£282.47	Storage £700pcm 900sqft	£700	£100.46	£850pcm 270sqft	£850	£406.64
Median		£219.01	£600pcm 734sqft	£600	£105.59	Industrial £650pcm 933sqft	£650	£89.99	Lower Quartile		£192.62
Upper Quartile		£382.72	£525pcm 188sqft	£525	£360.71	Industrial £525pcm 625sqft	£525	£108.50	Mean		£256.03
Anomalies excluded			£500pcm 218sqft	£500	£296.25	Industrial £400pcm 334sqft	£400	£154.69	Median		£244.63
			£433pcm 276sqft	£433	£202.64	Storage £347pcm 100sqft	£347	£448.21	Upper Quartile		£320.81
			£429pcm 115sqft	£429	£481.85	Yard £300pcm 800sqft	£300	£48.44	Anomalies excluded		
			£400pcm 180sqft	£400	£287.04	Storage £250pcm 320sqft	£250	£100.91			
			£400pcm 151sqft	£400	£342.16	Warehouse £200pcm 288sqft	£200	£89.70			
			£375pcm 183sqft	£375	£264.69	Storage £150pcm 160sqft	£150	£121.09			
			£360pcm 200sqft	£360	£232.50	Storage £140pcm 320sqft	£140	£56.51			
			£300pcm 250sqft	£300	£155.00	Storage £140pcm 160sqft	£140	£113.02			
			£166pcm 127sqft	£166	£168.83	Storage £140pcm 320sqft	£140	£56.51			
			£141pcm 86sqft	£141	£211.77	Storage £130pcm 160sqft	£130	£104.95			
			£93pcm 54sqft	£93	£222.45	Storage £125pcm 320sqft	£125	£50.46			
			Lower Quartile		£197.00	Lower Quartile		£89.84			
			Mean		£257.69	Mean		£127.69			
			Median		£228.58	Median		£118.92			
			Upper Quartile		£293.75	Upper Quartile		£148.37			
			Anomalies excluded								

Retail - Other		
Listing	£/pcm	£/sqm/yr
£2,083pcm 1,174sqft	£2,083	£229.18
£2,083pcm 620sqft	£2,083	£433.96
£2,083pcm 1,173sqft	£2,083	£229.37
£1,875pcm 1,168sqft	£1,875	£207.35
£1,666pcm 1,750sqft	£1,666	£122.97
£1,666pcm 1,000sqft	£1,666	£215.19
£1,500pcm 969sqft	£1,500	£199.95
£1,500pcm 750sqft	£1,500	£258.33
£1,250pcm 711sqft	£1,250	£227.09
£917pcm 613sqft	£917	£193.22
£688pcm 345sqft	£688	£257.59
£333pcm 85sqft	£333	£506.03
Lower Quartile		£205.50
Mean		£256.69
Median		£228.13
Upper Quartile		£257.77

Appendix 5: Residential appraisals – Chelmsford and Elsewhere

Large GF 300 Urban Edge				Rounded		Modelling		Area ha		Characteristics												
1	UNITS	300	Aff - rented	65%	% of Aff	68.25	68	Density	35 units/ha	Total	12.245	Sub Area: Wider Chelmsford										
	Affordable	35%	Shared Dw	10%		10.50	11	Net:Gross	70%	Gross	12.245 ha	Green Br Green										
			First Home	25%	% of Aff	26.25	26			Net	8.571 ha	Use: Agricultural										
						105	105															
Market																						
	Beds	m2	Circulation	195	Rounded	m2	m2	Circulation	Affordable for Rent				Shared Ownership			First Homes						
Terrace	2	73	0.0%	15%	29.25	29	2,117	70	0.0%	68	Rounded	10	700	20%	2.20	2	140	20%	5.20	Rounded	4	280
Terrace	3	86	0.0%	10%	19.50	20	1,720	84	0.0%	15%	10.20	10	840	15%	1.65	2	168	15%	3.30		4	336
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	3.40	3	291		0.00	0	0		0.00		0	0
Semi	2	81	0.0%	15%	29.25	29	2,343	79	0.0%	15%	10.20	10	790	25%	2.75	3	237	25%	6.50		7	553
Semi	3	98	0.0%	20%	39.00	39	3,822	93	0.0%	15%	10.20	10	930	10%	1.10	1	93	10%	2.60		3	279
Semi	4	106	0.0%	10%	19.50	20	2,120	106	0.0%	5%	3.40	4	424	10%	1.10	1	106	10%	2.60		3	318
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00		0	0
Det	4	130	0.0%	10%	19.50	20	2,600	115	0.0%		0.00	0	0		0.00	0	0		0.00		0	0
Det	5	140	0.0%	10%	19.50	20	2,800	119	0.0%		0.00	0	0		0.00	0	0		0.00		0	0
Flat to5	1	40	10.0%	10%	19.50	18	732	39	10.0%	30%	20.40	21	901	20%	2.20	2	86	20%	5.20		5	215
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00		0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00		0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00		0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00		0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00		0	0
				100%	195.00	195	18,320			100%	68.00	68	4,876	100%	11.00	11	830	100%	26.00	26	1,981	
BCIS													Occupants			Population			ha per dwelling			
			Lower Q	Median	Used	m2			Beds	Count	per unit			0.0019	Local Open Space							
Terrace	2			1,402	1,402	3,237	4,538,274		Terrace	2	45	0	0	0.0040	Strategic Open Space							
Terrace	3			1,402	1,402	3,064	4,295,728		Terrace	3	36	0	0	0.0024	Natural Open Space							
Terrace	4			1,402	1,402	291	407,982		Terrace	4	3	0	0									
Semi	2			1,434	1,434	3,929	5,634,186		Semi	2	49	0	0									
Semi	3			1,434	1,434	5,124	7,347,816		Semi	3	53	0	0									
Semi	4			1,434	1,434	2,968	4,256,112		Semi	4	28	0	0									
Det	3			1,647	1,647	0	0		Det	3	0	0	0									
Det	4			1,647	1,647	2,600	4,282,200		Det	4	20	0	0									
Det	5			1,647	1,647	2,800	4,611,600		Det	5	20	0	0									
Flat to5	1			1,612	1,612	1,993	3,213,038		Flat to5	1	46	0	0									
Flat to5	2			1,612	1,612	0	0		Flat to5	2	0	0	0									
Flat to5	3			1,612	1,612	0	0		Flat to5	3	0	0	0									
Flat 6+	1			1,906	1,906	0	0		Flat 6+	1	0	0	0									
Flat 6+	2			1,906	1,906	0	0		Flat 6+	2	0	0	0									
Flat 6+	3			1,906	1,906	0	0		Flat 6+	3	0	0	0									
						26,006	38,586,936															
							1,484	£/m2														
Summary													Construction			Salesable						
Market Housing		Units	195	18,320	33.35	18,248	33.58															
Aff - rented		68	4,876	71.70	4,794	70.50																
Shared Ownership		11	830	75.44	822	74.73																
First Homes		26	1,981	76.17	1,961	75.42																
		300	18,320	33.35	18,248	33.58																

Medium GF - 20 urban edge							Rounded		Modelling		Area ha		Characteristics								
4	UNITS	20	Aff - rented	65%	% of Aff		4.55	5	Density	30	units/ha	Total	0.833	Sub Area	Wider Chelmsford						
	Affordable	35%	Shared Ow	10%			0.70	1	Net:Gross	80%		Gross	0.833	Green Br	Green						
			First Home	25%	% of Aff		1.75	2				Net	0.667	Use	Agricultural						
							7	8													
Market							Affordable for Rent		Shared Ownership				First Homes								
	Beds	m2	Circulation	13	Rounded	m2	m2	Circulation	5	Rounded	m2	1	Rounded	m2	2	Rounded	m2				
Terrace	2	73	0.0%	15%	1.95	2	146	70	0.0%	15%	0.75	1	70	20%	0.20	0	0				
Terrace	3	86	0.0%	10%	1.30	1	86	84	0.0%	15%	0.75	1	84	15%	0.15	0	0				
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.25	0	0	0.00	0	0	0				
Semi	2	81	0.0%	15%	1.95	2	162	79	0.0%	15%	0.75	1	79	25%	0.25	1	79				
Semi	3	98	0.0%	20%	2.60	3	294	93	0.0%	15%	0.75	0	0	10%	0.10	0	0				
Semi	4	106	0.0%	10%	1.30	2	212	106	0.0%	5%	0.25	0	0	10%	0.10	0	0				
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0.00	0	0	0				
Det	4	130	0.0%	10%	1.30	1	130	115	0.0%		0.00	0	0	0.00	0	0	0				
Det	5	140	0.0%	10%	1.30	1	140	119	0.0%		0.00	0	0	0.00	0	0	0				
Flat to5	1	40	10.0%	10%	1.30	1	44	39	10.0%	30%	1.50	2	86	20%	0.20	0	0				
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0	0.00	0	0	0				
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0	0.00	0	0	0				
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0	0.00	0	0	0				
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0	0.00	0	0	0				
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0	0.00	0	0	0				
				100%	13.00	13	1,214			100%	5.00	5	319	100%	1.00	1	79	100%	2.00	2	158
BCIS							Occupants			Population			ha per dwelling								
			Lower Q	Median	Used	m2		Beds	Count	per unit		0.0019	Local Open Space								
Terrace	2			1,402	1,402	216	302,832	2	3	0	0	0.0040	Strategic Open Space								
Terrace	3			1,402	1,402	170	238,340	3	2	0	0	0.0024	Natural Open Space								
Terrace	4			1,402	1,402	0	0	4	0	0	0	0.0000	0.0000								
Semi	2			1,434	1,434	478	685,452	2	6	0	0	0.0000	0.0000								
Semi	3			1,434	1,434	294	421,596	3	3	0	0	0.0000	0.0000								
Semi	4			1,434	1,434	212	304,008	4	2	0	0	0.0000	0.0000								
Det	3			1,647	1,647	0	0	3	0	0	0	0.0000	0.0000								
Det	4			1,647	1,647	130	214,110	4	1	0	0	0.0000	0.0000								
Det	5			1,647	1,647	140	230,580	5	1	0	0	0.0000	0.0000								
Flat to5	1			1,612	1,612	130	209,238	Flat to5	1	3	0	0									
Flat to5	2			1,612	1,612	0	0	Flat to5	2	0	0	0									
Flat to5	3			1,612	1,612	0	0	Flat to5	3	0	0	0									
Flat 6+	1			1,906	1,906	0	0	Flat 6+	1	0	0	0									
Flat 6+	2			1,906	1,906	0	0	Flat 6+	2	0	0	0									
Flat 6+	3			1,906	1,906	0	0	Flat 6+	3	0	0	0									
						1,770	2,606,156	Residents			0										
							1,473	£/m2													
Summary												Construction		Salesable							
							Units	m2	Average	m2	Average										
Market Housing							13	1,214	93.38	1,210	93.08										
Aff - rented							5	319	63.76	311	62.20										
Shared Ownership							1	79	79.00	79	79.00										
First Homes							2	158	79.00	158	79.00										
							21	1,770		1,758											

Brownfield - 50 Urban Area										Rounded		Modelling		Area ha		Characteristics					
7	UNITS	50		Aff - rented	65%	% of Aff	11.375	11	Density	65 units/ha	Total	0.962	Sub Area	Wider Chelmsford							
	Affordable	35%	17.5	Shared Ow	10%	% of Aff	1.75	2	Net:Gros	80%	Gross	0.962 ha	Green Br	Brown							
				First Home	25%	% of Aff	4.375	4			Net	0.769 ha	Use	PDL							
							17.5	17													
Market										Affordable for Rent			Shared Ownership			First Homes					
	Beds	m2	Circulation	33		Rounded	m2		m2	Circulation	11	Rounded	m2	2	Rounded	m2	4	Rounded	m2		
Terrace	2	73	0.0%	25%	8.25	8	584	70	0.0%	15%	1.65	2	140	40%	0.80	1	70	40%	1.60	3	210
Terrace	3	86	0.0%	25%	8.25	8	688	84	0.0%	10%	1.10	1	84	25%	0.50	1	84	25%	1.00	1	84
Terrace	4	97	0.0%	10%	3.30	3	291	97	0.0%	10%	1.10	1	97	10%	0.20	0	0	10%	0.40	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	15%	4.95	5	490	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	10%	3.30	4	424	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	1.65	2	88	39	10.0%	30%	3.30	3	129	10%	0.20	0	0	10%	0.40	0	0
Flat to5	2	65	10.0%	10%	3.30	3	215	61	10.0%	20%	2.20	2	134	10%	0.20	0	0	10%	0.40	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%	15%	1.65	2	163	5%	0.10	0	0	5%	0.20	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	33.00	33	2,780			100%	11.00	11	747	100%	2.00	2	154	100%	4.00	4	294
BCIS										Occupants			Population			ha per dwelling					
			Lower Q	Median	Used	m2				Beds	Count	per unit			0.0019	Local Open Space					
Terrace	2			1,402	1,402	1,004	1,407,608			Terrace	2	14	0	0	0.0040	Strategic Open Space					
Terrace	3			1,402	1,402	940	1,317,880			Terrace	3	11	0	0	0.0024	Natural Open Space					
Terrace	4			1,402	1,402	388	543,976			Terrace	4	4	0	0	0.0000	0.0000					
Semi	2			1,434	1,434	0	0			Semi	2	0	0	0	0.0000	0.0000					
Semi	3			1,434	1,434	490	702,660			Semi	3	5	0	0	0.0000	0.0000					
Semi	4			1,434	1,434	424	608,016			Semi	4	4	0	0	0.0000	0.0000					
Det	3			1,647	1,647	0	0			Det	3	0	0	0	0.0000	0.0000					
Det	4			1,647	1,647	0	0			Det	4	0	0	0	0.0000	0.0000					
Det	5			1,647	1,647	0	0			Det	5	0	0	0	0.0000	0.0000					
Flat to5	1			1,612	1,612	217	349,320			Flat to5	1	5	0	0							
Flat to5	2			1,612	1,612	343	562,104			Flat to5	2	5	0	0							
Flat to5	3			1,612	1,612	163	262,434			Flat to5	3	2	0	0							
Flat 6+	1			1,906	1,906	0	0			Flat 6+	1	0	0	0							
Flat 6+	2			1,906	1,906	0	0			Flat 6+	2	0	0	0							
Flat 6+	3			1,906	1,906	0	0			Flat 6+	3	0	0	0							
						3,974	5,753,998														
							1,448	£/m2													
										Residents			0								
										Open Space Requi			0.415								
										Gross - Net			0.192								
										Shortfall / Surplus			-0.223								
										Summary			Construction		Salesable						
										Units		m2		Average		m2		Average			
										Market Housing		33		2,780		84.23		2,752		83.39	
										Aff - rented		11		747		67.88		708		64.36	
										Shared Ownership		2		154		77.00		154		77.00	
										First Homes		4		294		73.50		294		73.50	
										50		3,974				3,908					

Browfield - 25 Urban Area										Rounded		Modelling		Area ha		Characteristics				
8	UNITS	25		Aff - rented	65%	% of Aff	5.6875	6	Density	65	units/ha	Total	0.592	Sub Area	Wider Chelmsford					
	Affordable	35%		Shared Ow	10%		0.88	1	Net:Gross	80%		Gross	0.481	Green Br	Brown					
				First Home	25%	% of Aff	2.1875	2				Net	0.385	Use	PDL					
							8.75	3												
		Market				Rounded		m2		Circulation		Affordable for Rent		Shared Ownership		First Homes				
	Beds	m2	Circulation	16					6	Rounded	m2	1	Rounded	m2	2	Rounded	m2			
Terrace	2	73	0.0%	25%	4.00	4	292	70	15%	0.30	1	70	40%	0.40	1	70	40%	0.80	1	70
Terrace	3	86	0.0%	25%	4.00	4	344	84	10%	0.60	1	84	25%	0.25	0	0	25%	0.50	1	84
Terrace	4	97	0.0%	10%	1.60	2	194	97	10%	0.60	1	97	10%	0.10	0	0	10%	0.20	0	0
Semi	2	81	0.0%		0.00	0	0	79		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	15%	2.40	2	196	93		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	10%	1.60	2	212	106		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	0.80	1	44	39	30%	1.80	2	86	10%	0.10	0	0	10%	0.20	0	0
Flat to5	2	65	10.0%	10%	1.60	1	72	61	20%	1.20	1	67	10%	0.10	0	0	10%	0.20	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	15%	0.30	0	0	5%	0.05	0	0	5%	0.10	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74		0.00	0	0		0.00	0	0		0.00	0	0
				100%	16.00	16	1,354		100%	6.00	6	404	100%	1.00	1	70	100%	2.00	2	154
				BCIS					Occupants		Population		ha per dwelling							
				Lower Q	Median	Used	m2		Beds	Count	per unit			0.0019	Local Open Space					
Terrace	2			1,402	1,402	502	703,804		Terrace	2	7	0	0	0.0040	Strategic Open Space					
Terrace	3			1,402	1,402	512	717,824		Terrace	3	6	0	0	0.0024	Natural Open Space					
Terrace	4			1,402	1,402	291	407,982		Terrace	4	3	0	0	0.0000	0.0000					
Semi	2			1,434	1,434	0	0		Semi	2	0	0	0	0.0000	0.0000					
Semi	3			1,434	1,434	196	281,064		Semi	3	2	0	0	0.0000	0.0000					
Semi	4			1,434	1,434	212	304,008		Semi	4	2	0	0	0.0000	0.0000			Open Space Requi 0.208		
Det	3			1,647	1,647	0	0		Det	3	0	0	0	0.0000	0.0000			Gross - Net 0.096		
Det	4			1,647	1,647	0	0		Det	4	0	0	0	0.0000	ha			Shortfall / Surplus -0.111		
Det	5			1,647	1,647	0	0		Det	5	0	0	0							
Flat to5	1			1,612	1,612	130	209,238		Flat to5	1	3	0	0							
Flat to5	2			1,612	1,612	133	223,423		Flat to5	2	2	0	0							
Flat to5	3			1,612	1,612	0	0		Flat to5	3	0	0	0							
Flat 6+	1			1,906	1,906	0	0		Flat 6+	1	0	0	0							
Flat 6+	2			1,906	1,906	0	0		Flat 6+	2	0	0	0							
Flat 6+	3			1,906	1,906	0	0		Flat 6+	3	0	0	0							
						1,981	2,847,343				Residents	0								
							1,437	£/m2												
										Summary		Construction		Salesable						
										Units	m2	Average	m2	Average						
	Market Housing									16	1,354	84.59	1,343	83.94						
	Aff - rented									6	404	67.32	390	65.00						
	Shared Ownership									1	70	77.00	70	77.00						
	First Homes									2	154	77.00	154	77.00						
										25	1,981		1,957							

Brownfield - 12 Urban Area				Rounded		Modelling		Area ha		Characteristics											
9	UNITS	12		Aff - rented	65%	% of Aff	2.73	3	Density	65	units/ha	Total	0.185	Sub Area	Wider Chelmsford						
	Affordable	35%	4.2	Shared Ow	10%		0.42	0	Net:Gross	100%		Gross	0.185	Green Br	Brown						
				First Home	25%	% of Aff	1.05	1				Net	0.185	Use	PDL						
							4.2	4													
Market																					
	Beds	m2	Circulation	8	Rounded	m2		m2	Circulation	Affordable for Rent			Shared Ownership			First Homes					
										3	Rounded	m2	0	Rounded	m2	1	Rounded	m2			
Terrace	2	73	0.0%		0.00	0		70	0.0%		0.00	0	0	100%	0.00	0	0	100%	1.00	1	70
Terrace	3	86	0.0%		0.00	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	30%	2.40	2	162	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	40%	3.20	4	392	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	30%	2.40	2	212	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	50%	1.50	2	86		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	50%	1.50	1	67		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	8.00	8	766			100%	3.00	3	153	100%	0.00	0	0	100%	1.00	1	70
BCIS																					
			Lower Q	Median	Used	m2				Occupants			Population			ha per dwelling					
Terrace	2			1,402	1,402	70	36,140			Beds	Count	per unit						0.0019	Local Open Space		
Terrace	3			1,402	1,402	0	0											0.0040	Strategic Open Space		
Terrace	4			1,402	1,402	0	0											0.0024	Natural Open Space		
Semi	2			1,434	1,434	162	232,308											0.0000	0.0000		
Semi	3			1,434	1,434	392	562,128											0.0000	0.0000		
Semi	4			1,434	1,434	212	304,008											0.0000	0.0000		
Det	3			1,647	1,647	0	0											0.0000	0.0000		
Det	4			1,647	1,647	0	0											0.0000	0.0000		
Det	5			1,647	1,647	0	0											0.0000	0.0000		
Flat to5	1			1,612	1,612	86	138,310											0.0000	0.0000		
Flat to5	2			1,612	1,612	67	108,165											0.0000	0.0000		
Flat to5	3			1,612	1,612	0	0											0.0000	0.0000		
Flat 6+	1			1,306	1,306	0	0											0.0000	0.0000		
Flat 6+	2			1,306	1,306	0	0											0.0000	0.0000		
Flat 6+	3			1,306	1,306	0	0											0.0000	0.0000		
						389	1,443,053												0.0000	0.0000	
							1,459	£/m2											0.0000	0.0000	
Summary																					
ha per dwelling																					
Summary																					
Open Space Requi 0.100																					
Gross - Net 0.000																					
Shortfall / Surplus -0.100																					
Summary																					
Construction Average Saleable																					
Market Housing 8 766 95.75 766 95.75																					
Aff - rented 3 153 50.97 139 46.33																					
Shared Ownership 0 0 70.00 0 70.00																					
First Homes 1 70 70.00 70 70.00																					
12 969 975																					

Flatted BF 250				Rounded		Modelling		Area ha		Characteristics										
10	UNITS	250		Aff - rented	65% % of Aff	56.875	57	Density	80 units/ha	Total	4.464	Sub Area	Wider Chelmsford							
	Affordable	35%	87.5	Shared Ow	10%	8.75	9	Net:Gross	70%	Gross	4.464	Green Br	Brown							
				First Home	25% % of Aff	21.875	22			Net	3.125	Use	PDL							
						87.5	88													
				Market				Affordable for Rent				Shared Ownership				First Homes				
	Beds	m2	Circulation	163	Rounded	m2	m2	Circulation	57	Rounded	m2	9	Rounded	m2	22	Rounded	m2			
Terrace	2	73	0.0%	0.00	0	0	70	0.0%	0.00	0	0	0.00	0	0	0.00	0	0			
Terrace	3	86	0.0%	0.00	0	0	84	0.0%	0.00	0	0	0.00	0	0	0.00	0	0			
Terrace	4	97	0.0%	0.00	0	0	97	0.0%	0.00	0	0	0.00	0	0	0.00	0	0			
Semi	2	81	0.0%	0.00	0	0	79	0.0%	0.00	0	0	0.00	0	0	0.00	0	0			
Semi	3	98	0.0%	0.00	0	0	93	0.0%	0.00	0	0	0.00	0	0	0.00	0	0			
Semi	4	106	0.0%	0.00	0	0	106	0.0%	0.00	0	0	0.00	0	0	0.00	0	0			
Det	3	120	0.0%	0.00	0	0	102	0.0%	0.00	0	0	0.00	0	0	0.00	0	0			
Det	4	130	0.0%	0.00	0	0	115	0.0%	0.00	0	0	0.00	0	0	0.00	0	0			
Det	5	140	0.0%	0.00	0	0	119	0.0%	0.00	0	0	0.00	0	0	0.00	0	0			
Flat to5	1	40	10.0%	5%	8.15	8	352	39	35%	19.95	20	858	20%	1.80	2	86	20%	4.40	4	172
Flat to5	2	65	10.0%	50%	81.50	82	5,863	61	30%	17.10	17	1,141	45%	4.05	4	268	45%	3.30	10	671
Flat to5	3	80	10.0%	45%	73.35	73	6,424	74	35%	19.95	20	1,628	35%	3.15	3	244	35%	7.70	8	651
Flat 6+	1	40	15.0%	0.00	0	0	0	39	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
Flat 6+	2	65	15.0%	0.00	0	0	0	61	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
Flat 6+	3	80	15.0%	0.00	0	0	0	74	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
				100%	163.00	163	12,639		100%	57.00	57	3,627	100%	9.00	9	598	100%	22.00	22	1,494
				BCIS				Occupants				Population				ha per dwelling				
				Lower Q	Median	Used	m2		Beds	Count	per unit			0.0019	Local Open Space					
Terrace	2				1,402	1,402	0	0	Terrace	2	0	0	0	0.0040	Strategic Open Space					
Terrace	3				1,402	1,402	0	0	Terrace	3	0	0	0	0.0024	Natural Open Space					
Terrace	4				1,402	1,402	0	0	Terrace	4	0	0	0	0.0000	0.0000					
Semi	2				1,434	1,434	0	0	Semi	2	0	0	0	0.0000	0.0000					
Semi	3				1,434	1,434	0	0	Semi	3	0	0	0	0.0000	0.0000					
Semi	4				1,434	1,434	0	0	Semi	4	0	0	0	0.0000	0.0000					
Det	3				1,647	1,647	0	0	Det	3	0	0	0	0.0000	0.0000			Open Space Requi	2.075	
Det	4				1,647	1,647	0	0	Det	4	0	0	0	0.0000	0.0000			Gross - Net	1.339	
Det	5				1,647	1,647	0	0	Det	5	0	0	0	0.0000	0.0000			Shortfall / Surplus	-0.736	
Flat to5	1				1,612	1,612	1,467	2,365,449	Flat to5	1	34	0	0							
Flat to5	2				1,612	1,612	7,343	12,804,277	Flat to5	2	113	0	0							
Flat to5	3				1,612	1,612	8,347	14,423,209	Flat to5	3	104	0	0							
Flat 6+	1				1,306	1,306	0	0	Flat 6+	1	0	0	0							
Flat 6+	2				1,306	1,306	0	0	Flat 6+	2	0	0	0							
Flat 6+	3				1,306	1,306	0	0	Flat 6+	3	0	0	0							
							18,358	23,592,935	Residents				0							
							1,612	£/m2												
				Summary				Construction				Salable								
				Units	m2	Average	m2	Average	Market Housing	163	12,639	77.54	11,490	70.49	Aff - rented	57	3,627	63.63	3,297	57.84
				Shared Ownership	9	598	66.43	544	60.44	First Homes	22	1,494	67.90	1,358	61.73					
				251	8,888		8,888													

Flatted BF 250 HD				Rounded		Modelling		Area ha		Characteristics													
11	UNITS	250		Aff - rented	65%	% of Aff	56.875	57	Density	160 units/ha	Total	1.953	Sub Area	Wider Chelmsford									
	Affordable	35%	87.5	Shared Ow	10%		8.75	9	Net:Gross	80%	Gross	1.953 ha	Green Br	Brown									
				First Home	25%	% of Aff	21.875	22			Net	1.563 ha	Use	PDL									
							87.5	88															
				Market				Affordable for Rent				Shared Ownership				First Homes							
	Beds	m2	Circulation	162	Rounded	m2	m2	Circulation	57	Rounded	m2	9	Rounded	m2	22	Rounded	m2						
Terrace	2	73	0.0%		0.00	0	70	0.0%		0.00	0	0	0.00	0	0	0.00	0	0					
Terrace	3	86	0.0%		0.00	0	84	0.0%		0.00	0	0	0.00	0	0	0.00	0	0					
Terrace	4	97	0.0%		0.00	0	97	0.0%		0.00	0	0	0.00	0	0	0.00	0	0					
Semi	2	81	0.0%		0.00	0	79	0.0%		0.00	0	0	0.00	0	0	0.00	0	0					
Semi	3	98	0.0%		0.00	0	93	0.0%		0.00	0	0	0.00	0	0	0.00	0	0					
Semi	4	106	0.0%		0.00	0	106	0.0%		0.00	0	0	0.00	0	0	0.00	0	0					
Det	3	120	0.0%		0.00	0	102	0.0%		0.00	0	0	0.00	0	0	0.00	0	0					
Det	4	130	0.0%		0.00	0	115	0.0%		0.00	0	0	0.00	0	0	0.00	0	0					
Det	5	140	0.0%		0.00	0	119	0.0%		0.00	0	0	0.00	0	0	0.00	0	0					
Flat to5	1	40	10.0%		0.00	0	39	10.0%		0.00	0	0	0.00	0	0	0.00	0	0					
Flat to5	2	65	10.0%		0.00	0	61	10.0%		0.00	0	0	0.00	0	0	0.00	0	0					
Flat to5	3	80	10.0%		0.00	0	74	10.0%		0.00	0	0	0.00	0	0	0.00	0	0					
Flat 6+	1	40	15.0%	5%	8.10	8	368	39	15.0%	35%	19.95	20	897	20%	1.80	2	90	20%	4.40	4	179		
Flat 6+	2	65	15.0%	50%	81.00	81	6,055	61	15.0%	30%	17.10	17	1,193	45%	4.05	4	281	45%	9.90	10	702		
Flat 6+	3	80	15.0%	45%	72.90	73	6,716	74	15.0%	35%	19.95	20	1,702	35%	3.15	3	255	35%	7.70	8	681		
				100%	162.00	162	13,139			100%	57.00	57	3,792	100%	9.00	9	626	100%	22.00	22	1,562		
				BCIS				Occupants				Population				ha per dwelling							
				Lower Q	Median	Used	m2			Beds	Count	per unit											
Terrace	2				1,402	1,402	0	0		Terrace	2	0	0	0	0.0019	Local Open Space							
Terrace	3				1,402	1,402	0	0		Terrace	3	0	0	0	0.0040	Strategic Open Space							
Terrace	4				1,402	1,402	0	0		Terrace	4	0	0	0	0.0024	Natural Open Space							
Semi	2				1,434	1,434	0	0		Semi	2	0	0	0	0.0000	0.0000							
Semi	3				1,434	1,434	0	0		Semi	3	0	0	0	0.0000	0.0000							
Semi	4				1,434	1,434	0	0		Semi	4	0	0	0	0.0000	0.0000							
Det	3				1,647	1,647	0	0		Det	3	0	0	0	0.0000	0.0000							
Det	4				1,647	1,647	0	0		Det	4	0	0	0	0.0000	0.0000							
Det	5				1,647	1,647	0	0		Det	5	0	0	0	0.0000	0.0000							
Flat to5	1				1,612	1,612	0	0		Flat to5	1	0	0	0									
Flat to5	2				1,612	1,612	0	0		Flat to5	2	0	0	0									
Flat to5	3				1,612	1,612	0	0		Flat to5	3	0	0	0									
Flat 6+	1				1,906	1,906	1,534	2,923,995		Flat 6+	1	34	0	0									
Flat 6+	2				1,906	1,906	8,229	15,685,236		Flat 6+	2	112	0	0									
Flat 6+	3				1,906	1,906	9,354	17,828,915		Flat 6+	3	104	0	0									
							19,118	36,438,146				Residents	0										
								1,906 £/m2															
												Summary				Construction				Saleable			
											Units	m2	Average	m2	Average								
											Market Housing	162	13,139	81.10	11,425	70.52							
											Aff - rented	57	3,792	66.52	3,297	57.84							
											Shared Ownership	9	626	69.51	544	60.44							
											First Homes	22	1,562	70.99	1,358	61.73							
											250	19,118				****							

Flatted BF 155 HD				Rounded		Modelling		Area ha		Characteristics											
13	UNITS	155	Aff - rented	65%	% of Aff	35,263	35	Density	160	units/ha	Total	1,211	Sub Area	Wider Chelmsford							
	Affordable	35%	54.25	Shared Ow	10%	5.43	5	Net:Gross	80%		Gross	1,211	Green Br	Brown							
				First Home	25%	% of Aff	13,563				Net	0,963	Use	PDL							
							54.25														
				Market				Affordable for Rent				Shared Ownership				First Homes					
	Beds	m2	Circulation	101	Rounded	m2		35	Rounded	m2	5	Rounded	m2	14	Rounded	m2					
Terrace	2	73			0.00	0			0.00	0	0		0.00	0	0		0.00	0	0		
Terrace	3	86			0.00	0			0.00	0	0		0.00	0	0		0.00	0	0		
Terrace	4	97			0.00	0			0.00	0	0		0.00	0	0		0.00	0	0		
Semi	2	81			0.00	0			0.00	0	0		0.00	0	0		0.00	0	0		
Semi	3	98			0.00	0			0.00	0	0		0.00	0	0		0.00	0	0		
Semi	4	106			0.00	0			0.00	0	0		0.00	0	0		0.00	0	0		
Det	3	120			0.00	0			0.00	0	0		0.00	0	0		0.00	0	0		
Det	4	130			0.00	0			0.00	0	0		0.00	0	0		0.00	0	0		
Det	5	140			0.00	0			0.00	0	0		0.00	0	0		0.00	0	0		
Flat to5	1	40			0.00	0			0.00	0	0		0.00	0	0		0.00	0	0		
Flat to5	2	65	10.0%		0.00	0			0.00	0	0		0.00	0	0		0.00	0	0		
Flat to5	3	80	10.0%		0.00	0			0.00	0	0		0.00	0	0		0.00	0	0		
Flat 6+	1	40	15.0%	5%	5.05	5	230	39	15.0%	35%	12.25	12	538	20%	1.00	1	45	20%	2.80	3	135
Flat 6+	2	65	15.0%	50%	50.50	51	3,812	61	15.0%	30%	10.50	11	772	45%	2.25	2	140	45%	6.30	6	421
Flat 6+	3	80	15.0%	45%	45.45	45	4,140	74	15.0%	35%	12.25	12	1,021	35%	1.75	2	170	35%	4.30	5	426
				100%	101.00	101	8,182			100%	35.00	35	2,331	100%	5.00	5	355	100%	14.00	14	981
				BCIS				Occupants				Population				ha per dwelling					
				Lower Q	Median	Used	m2		Beds	Count	per unit			0.0019	Local Open Space						
Terrace	2				1,402	1,402	0		Terrace	2	0	0	0		Strategic Open Space						
Terrace	3				1,402	1,402	0		Terrace	3	0	0	0		Natural Open Space						
Terrace	4				1,402	1,402	0		Terrace	4	0	0	0		0.0000	0.0000					
Semi	2				1,434	1,434	0		Semi	2	0	0	0		0.0000	0.0000					
Semi	3				1,434	1,434	0		Semi	3	0	0	0		0.0000	0.0000					
Semi	4				1,434	1,434	0		Semi	4	0	0	0		0.0000	0.0000					
Det	3				1,647	1,647	0		Det	3	0	0	0		0.0000	0.0000					
Det	4				1,647	1,647	0		Det	4	0	0	0		0.0000	0.0000					
Det	5				1,647	1,647	0		Det	5	0	0	0		0.0000	0.0000					
Flat to5	1				1,612	1,612	0		Flat to5	1	0	0	0								
Flat to5	2				1,612	1,612	0		Flat to5	2	0	0	0								
Flat to5	3				1,612	1,612	0		Flat to5	3	0	0	0								
Flat 6+	1				1,906	1,906	348	1,806,126	Flat 6+	1	21	0	0								
Flat 6+	2				1,906	1,906	5,145	3,806,561	Flat 6+	2	70	0	0								
Flat 6+	3				1,906	1,906	5,757	10,372,651	Flat 6+	3	64	0	0								
							11,850	22,585,338													
								1,906													
				Summary				Construction				Saleable									
				Units	m2	Average	m2	Average	Units	m2	Average	m2	Average	Units	m2	Average	m2	Average	Units	m2	Average
				Market Housing	101	8,182	81.01	7,115	70.45												
				Aff - rented	35	2,331	66.60	2,027	57.91												
				Shared Ownership	5	355	71.07	309	61.80												
				First Homes	14	981	70.07	853	60.93												
				155	11,850																

Flats BF 75						Rounded		Modelling		Area ha		Characteristics										
14	UNITS	75	Aff - rented	65%	% of Aff	17.063	17	Density	85 units/ha	Total	1.103	Sub Area	Wider Chelmsford									
	Affordable	35%	Shared Ow	10%		2.63	3	Net:Gros	80%	Gross	1.103 ha	Green Br	Brown									
			First Home	25%	% of Aff	6.5625	7			Net	0.882 ha	Use	PDL									
						26.25	27															
Market						48		Affordable for Rent						Shared Ownership			First Homes					
	Beds	m2	Circulation		Rounded	m2		17	Rounded	m2	3	Rounded	m2	7	Rounded	m2						
Terrace	2	73	0.0%		0.00	0			0.00	0		0.00	0		0.00	0						
Terrace	3	86	0.0%		0.00	0			0.00	0		0.00	0		0.00	0						
Terrace	4	97	0.0%		0.00	0			0.00	0		0.00	0		0.00	0						
Semi	2	81	0.0%		0.00	0			0.00	0		0.00	0		0.00	0						
Semi	3	98	0.0%		0.00	0			0.00	0		0.00	0		0.00	0						
Semi	4	106	0.0%		0.00	0			0.00	0		0.00	0		0.00	0						
Det	3	120	0.0%		0.00	0			0.00	0		0.00	0		0.00	0						
Det	4	130	0.0%		0.00	0			0.00	0		0.00	0		0.00	0						
Det	5	140	0.0%		0.00	0			0.00	0		0.00	0		0.00	0						
Flat to5	1	40	10.0%	5%	2.40	2	88	39	10.0%	35%	5.95	6	257	20%	0.60	1	43	20%	1.40	1	43	
Flat to5	2	65	10.0%	50%	24.00	24	1,716	61	10.0%	30%	5.10	5	336	45%	1.35	1	67	45%	3.15	4	268	
Flat to5	3	80	10.0%	45%	21.60	22	1,936	74	10.0%	35%	5.95	6	488	35%	1.05	1	81	35%	2.45	2	163	
Flat 6+	1	40	15.0%		0.00	0		39	15.0%		0.00	0			0.00	0			0.00	0		
Flat 6+	2	65	15.0%		0.00	0		61	15.0%		0.00	0			0.00	0			0.00	0		
Flat 6+	3	80	15.0%		0.00	0		74	15.0%		0.00	0			0.00	0			0.00	0		
					100%	48.00	48	3,740			100%	17.00	17	1,081	100%	3.00	3	191	100%	7.00	7	474
BCIS								Occupants			Population			ha per dwelling								
			Lower Q	Median	Used	m2		Beds	Count	per unit				0.0019	Local Open Space							
Terrace	2			1,402	1,402	0	0	Terrace	2	0	0	0	0	0.0040	Strategic Open Space							
Terrace	3			1,402	1,402	0	0	Terrace	3	0	0	0	0	0.0024	Natural Open Space							
Terrace	4			1,402	1,402	0	0	Terrace	4	0	0	0	0	0.0000	0.0000							
Semi	2			1,434	1,434	0	0	Semi	2	0	0	0	0	0.0000	0.0000							
Semi	3			1,434	1,434	0	0	Semi	3	0	0	0	0	0.0000	0.0000							
Semi	4			1,434	1,434	0	0	Semi	4	0	0	0	0	0.0000	0.0000							
Det	3			1,647	1,647	0	0	Det	3	0	0	0	0	0.0000	0.0000							
Det	4			1,647	1,647	0	0	Det	4	0	0	0	0	0.0000	0.0000							
Det	5			1,647	1,647	0	0	Det	5	0	0	0	0	0.0000	0.0000							
Flat to5	1			1,612	1,612	431	695,094	Flat to5	1	10	0	0	0									
Flat to5	2			1,612	1,612	2,387	3,847,844	Flat to5	2	34	0	0	0									
Flat to5	3			1,612	1,612	2,669	4,301,783	Flat to5	3	31	0	0	0									
Flat 6+	1			1,906	1,906	0	0	Flat 6+	1	0	0	0	0									
Flat 6+	2			1,906	1,906	0	0	Flat 6+	2	0	0	0	0									
Flat 6+	3			1,906	1,906	0	0	Flat 6+	3	0	0	0	0									
						5,481	8,844,722															
							1,612	£/m2			Residents	0										
Summary												Construction		Salesable								
Market Housing	Units	48	m2	3,740	Average	77.92	m2	3,400	Average	70.83												
Aff - rented	Units	17	m2	1,081	Average	63.61	m2	963	Average	57.82												
Shared Ownership	Units	3	m2	191	Average	63.80	m2	174	Average	58.00												
First Homes	Units	7	m2	474	Average	67.73	m2	431	Average	61.57												
		75		5,481				4,988														

Small GF - 3				Rounded		Modelling		Area ha		Characteristics								
17	UNITS	9	Aff - rented	65%	% of Aff	0	0	Density	30 units/ha	Total	0.300	Sub Area	Wider Chelmsford					
	Affordable	0%	Shared Ow	10%		0.00	0	Net:Gross	100%	Gross	0.300 ha	Green Br	Green					
			First Home	25%	% of Aff	0	0			Net	0.300 ha	Use	Paddock					
						0	0											
			Market						Affordable for Rent			Shared Ownership			First Homes			
	Beds	m2	Circulation	9	Rounded	m2	m2	Circulation	0	Rounded	m2	0	Rounded	m2	0	Rounded	m2	
Terrace	2	73	0.0%		0.00	0	70	0.0%		0.00	0	0		0.00	0	0	0	
Terrace	3	86	0.0%		0.00	0	84	0.0%		0.00	0	0		0.00	0	0	0	
Terrace	4	97	0.0%		0.00	0	97	0.0%		0.00	0	0		0.00	0	0	0	
Semi	2	81	0.0%		0.00	0	79	0.0%		0.00	0	0		0.00	0	0	0	
Semi	3	98	0.0%	67%	6.03	6	588	0.0%		0.00	0	0		0.00	0	0	0	
Semi	4	106	0.0%		0.00	0	106	0.0%		0.00	0	0		0.00	0	0	0	
Det	3	120	0.0%		0.00	0	102	0.0%		0.00	0	0		0.00	0	0	0	
Det	4	130	0.0%	22%	1.98	2	260	0.0%		0.00	0	0		0.00	0	0	0	
Det	5	140	0.0%	11%	0.99	1	140	0.0%		0.00	0	0		0.00	0	0	0	
Flat to5	1	40	10.0%		0.00	0	39	10.0%	40%	0.00	0	0		0.00	0	0	0	
Flat to5	2	65	10.0%		0.00	0	61	10.0%	40%	0.00	0	0	100%	0.00	0	0	100%	
Flat to5	3	80	10.0%		0.00	0	74	10.0%	20%	0.00	0	0		0.00	0	0	0	
Flat 6+	1	40	15.0%		0.00	0	39	15.0%		0.00	0	0		0.00	0	0	0	
Flat 6+	2	65	15.0%		0.00	0	61	15.0%		0.00	0	0		0.00	0	0	0	
Flat 6+	3	80	15.0%		0.00	0	74	15.0%		0.00	0	0		0.00	0	0	0	
				100%	9.00	9	988		100%	0.00	0	0	100%	0.00	0	0	100%	0.00
			BCIS						Occupants		Population		ha per dwelling					
			Lower Q	Median	Used	m2		Beds	Count	per unit			Local Open Space					
Terrace	2			1,402	1,402	0	0	2	0	0	0	0	Strategic Open Space					
Terrace	3			1,402	1,402	0	0	3	0	0	0	0	Natural Open Space	0.0024				
Terrace	4			1,402	1,402	0	0	4	0	0	0	0		0.0000	0.0000			
Semi	2			1,434	1,434	0	0	2	0	0	0	0		0.0000	0.0000			
Semi	3			1,434	1,434	588	843,192	3	6	0	0	0		0.0000	0.0000			
Semi	4			1,434	1,434	0	0	4	0	0	0	0		0.0000	0.0000			
Det	3			1,647	1,647	0	0	3	0	0	0	0		0.0000	0.0000			
Det	4			1,647	1,647	260	428,220	4	2	0	0	0		0.0000	0.0000			
Det	5			1,647	1,647	140	230,580	5	1	0	0	0						
Flat to5	1			1,612	1,612	0	0	1	0	0	0	0						
Flat to5	2			1,612	1,612	0	0	2	0	0	0	0						
Flat to5	3			1,612	1,612	0	0	3	0	0	0	0						
Flat 6+	1			1,906	1,906	0	0	1	0	0	0	0						
Flat 6+	2			1,906	1,906	0	0	2	0	0	0	0						
Flat 6+	3			1,906	1,906	0	0	3	0	0	0	0						
						988	1,501,992											
							1,520 £/m2											
								Residents		0								
												Summary		Construction		Salable		
								Units	m2	Average	m2	Average						
								Market Housing	9	988	109.78	988	109.78					
								Aff - rented	0	0	109.78	0	109.78					
								Shared Ownership	0	0	109.78	0	109.78					
								First Homes	0	0	109.78	0	109.78					
									9	988		988						

Green Plot				Rounded		Modelling		Area ha		Characteristics							
19	UNITS	1	Aff - rented	65%	% of Aff	0	0	Density	30	units/ha	Total	0.033	Sub Area	Wider Chelmsford			
	Affordable	0%	Shared Ow	10%		0.00	0	Net:Gross	100%		Gross	0.033	Green Br	Green			
			First Home	25%	% of Aff	0	0				Net	0.033	Use	Paddock			
						0	0										
				Market				Affordable for Rent		Shared Ownership		First Homes					
	Beds	m2	Circulation	1	Rounded	m2		0	Rounded	m2	0	Rounded	m2	0	Rounded	m2	
Terrace	2	73	0.0%		0.00	0			0.00	0	0	0.00	0	0	0.00	0	
Terrace	3	86	0.0%		0.00	0			0.00	0	0	0.00	0	0	0.00	0	
Terrace	4	97	0.0%		0.00	0			0.00	0	0	0.00	0	0	0.00	0	
Semi	2	81	0.0%		0.00	0			0.00	0	0	0.00	0	0	0.00	0	
Semi	3	98	0.0%		0.00	0			0.00	0	0	0.00	0	0	0.00	0	
Semi	4	106	0.0%		0.00	0			0.00	0	0	0.00	0	0	0.00	0	
Det	3	120	0.0%		0.00	0			0.00	0	0	0.00	0	0	0.00	0	
Det	4	130	0.0%		0.00	0			0.00	0	0	0.00	0	0	0.00	0	
Det	5	140	0.0%	100%	1.00	1	140		0.00	0	0	0.00	0	0	0.00	0	
Flat to5	1	40	10.0%		0.00	0		50%	0.00	0	0	0.00	0	0	0.00	0	
Flat to5	2	65	10.0%		0.00	0		30%	0.00	0	0	100%	0.00	0	100%	0.00	
Flat to5	3	80	10.0%		0.00	0		20%	0.00	0	0	0.00	0	0	0.00	0	
Flat 6+	1	40	15.0%		0.00	0			0.00	0	0	0.00	0	0	0.00	0	
Flat 6+	2	65	15.0%		0.00	0			0.00	0	0	0.00	0	0	0.00	0	
Flat 6+	3	80	15.0%		0.00	0			0.00	0	0	0.00	0	0	0.00	0	
				100%	1.00	1	140		100%	0.00	0	0	100%	0.00	0	0	
				BCIS				Occupants		Population		ha per dwelling					
			Lower Q	Median	Used	m2		Beds	Count	per unit			Local Open Space				
Terrace	2			1,402	1,402	0	0	Terrace	2	0	0	0	Strategic Open Space				
Terrace	3			1,402	1,402	0	0	Terrace	3	0	0	0	Natural Open Space	0.0024			
Terrace	4			1,402	1,402	0	0	Terrace	4	0	0	0		0.0000	0.0000		
Semi	2			1,434	1,434	0	0	Semi	2	0	0	0		0.0000	0.0000		
Semi	3			1,434	1,434	0	0	Semi	3	0	0	0		0.0000	0.0000		
Semi	4			1,434	1,434	0	0	Semi	4	0	0	0		0.0000	0.0000		
Det	3			1,647	1,647	0	0	Det	3	0	0	0		0.0000	0.0000		
Det	4			1,647	1,647	0	0	Det	4	0	0	0		0.0000	0.0000		
Det	5			1,647	1,647	140	230,580	Det	5	1	0	0					
Flat to5	1			1,612	1,612	0	0	Flat to5	1	0	0	0					
Flat to5	2			1,612	1,612	0	0	Flat to5	2	0	0	0					
Flat to5	3			1,612	1,612	0	0	Flat to5	3	0	0	0					
Flat 6+	1			1,906	1,906	0	0	Flat 6+	1	0	0	0					
Flat 6+	2			1,906	1,906	0	0	Flat 6+	2	0	0	0					
Flat 6+	3			1,906	1,906	0	0	Flat 6+	3	0	0	0					
						140	230,580			Residents	0						
							1,647	£/m2									
												Summary		Construction		Salesable	
													Units	m2	Average	m2	Average
													1	140	140.00	140	140.00
													0	0	140.00	0	140.00
													0	0	140.00	0	140.00
													0	0	140.00	0	140.00
													1	140		140	

Strategic Green 1				Rounded				Modelling				Area ha				Characteristics						
23	UNITS	3000		Aff - rented	65%	% of Aff	682.5	683	Density	40	units/ha	Total	150.000		Sub Area	Wider Chelmsford						
	Affordable	35%	1050	Shared Ow	10%	% of Aff	105.00	52	Net:Gross	50%	Gross	150.000	ha	Green Br	Green							
				First Home	25%	% of Aff	262.5	263			Net	75.000	ha	Use	Agricultural							
							1050	938														
				Market				Affordable for Rent				Shared Ownership				First Homes						
	Beds	m2	Circulation	1950	Rounded	m2	m2	Circulation	683	Rounded	m2	52	Rounded	m2	263	Rounded	m2					
Terrace	2	73	0.0%	15%	292.50	293	21,389	70	0.0%	15%	102.45	103	7,210	20%	10.40	11	770	20%	52.60	53	3,710	
Terrace	3	86	0.0%	10%	195.00	195	16,770	84	0.0%	15%	102.45	103	8,652	15%	7.80	8	672	15%	39.45	39	3,276	
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	34.15	34	3,298		0.00	0	0		0.00	0	0	
Semi	2	81	0.0%	15%	292.50	293	23,733	79	0.0%	15%	102.45	102	8,058	25%	13.00	13	1,027	25%	65.75	66	5,214	
Semi	3	98	0.0%	20%	390.00	390	38,220	93	0.0%	15%	102.45	102	3,486	10%	5.20	5	465	10%	26.30	26	2,418	
Semi	4	106	0.0%	10%	195.00	195	20,670	106	0.0%	5%	34.15	34	3,604	10%	5.20	5	530	10%	26.30	26	2,756	
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%	10%	195.00	195	25,350	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	10%	195.00	195	27,300	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	10%	195.00	194	8,536	39	10.0%	30%	204.90	205	8,795	20%	10.40	10	429	20%	52.60	53	2,274	
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	*****	1,950	181,968			100%	*****	683	*****	100%	52.00	52	3,893	100%	*****	263	*****	
				BCIS				Occupants				Population				ha per dwelling						
			Lower Q	Median	Used	m2			Beds	Count	per unit			0.0019	Local Open Space							
Terrace	2			1,402	1,402	33,079	46,376,758		Terrace	2	460	0	0	0.0040	Strategic Open Space							
Terrace	3			1,402	1,402	29,370	41,176,740		Terrace	3	345	0	0	0.0024	Natural Open Space							
Terrace	4			1,402	1,402	3,298	4,623,796		Terrace	4	34	0	0	0.0000	0.0000							
Semi	2			1,434	1,434	38,032	54,537,888		Semi	2	474	0	0	0.0000	0.0000							
Semi	3			1,434	1,434	50,589	72,544,626		Semi	3	523	0	0	0.0000	0.0000							
Semi	4			1,434	1,434	27,560	39,521,040		Semi	4	260	0	0	0.0000	0.0000							
Det	3			1,647	1,647	0	0		Det	3	0	0	0	0.0000	0.0000							
Det	4			1,647	1,647	25,350	41,751,450		Det	4	195	0	0	0.0000	0.0000							
Det	5			1,647	1,647	27,300	44,963,100		Det	5	195	0	0	0.0000	0.0000							
Flat to5	1			1,612	1,612	20,033	32,293,518		Flat to5	1	462	0	0									
Flat to5	2			1,612	1,612	0	0		Flat to5	2	0	0	0									
Flat to5	3			1,612	1,612	0	0		Flat to5	3	0	0	0									
Flat 6+	1			1,906	1,906	0	0		Flat 6+	1	0	0	0									
Flat 6+	2			1,906	1,906	0	0		Flat 6+	2	0	0	0									
Flat 6+	3			1,906	1,906	0	0		Flat 6+	3	0	0	0									
						254,611	377,788,316															
							1,484	£/m2														
				Open Space Requi				Summary				Construction				Saleable						
										Units	m2	Average	m2	Average								
										Market Housing	1,950	181,968	93.32	181,192	92.92							
										Aff - rented	683	43,103	71.89	48,303	70.72							
										Shared Ownership	52	3,893	74.87	3,854	74.12							
										First Homes	263	19,648	74.71	19,441	73.92							
										2,948	*****											

Strategic Green 2						Rounded		Modelling		Area ha		Characteristics							
24	UNITS	2000		Aff - rented	65% % of Aff	455	455	Density	40 units/ha	Total	100.000	Sub Area	Wider Chelmsford						
	Affordable	35%	700	Shared Ow	10%	70.00	70	Net:Gros	50%	Gross	100.000	Green Br	Green						
				First Home	25% % of Aff	175	175			Net	50.000	Use	Agricultural						
						700	700												
Market								Affordable for Rent		Shared Ownership		First Homes							
	Beds	m2	Circulation	1300	Rounded	m2		455	Rounded	m2	70	Rounded	m2	175	Rounded	m2			
Terrace	2	73	0.0%	15%	195.00	195	14,235	15%	68.25	68	4,760	20%	14.00	14	980	20%	35.00	35	2,450
Terrace	3	86	0.0%	10%	130.00	130	11,180	15%	68.25	68	5,712	15%	10.50	11	924	15%	26.25	26	2,184
Terrace	4	97	0.0%		0.00	0	0	5%	22.75	23	2,231		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	15%	195.00	195	15,795	15%	68.25	68	5,372	25%	17.50	17	1,343	25%	43.75	44	3,476
Semi	3	98	0.0%	20%	260.00	260	25,480	15%	68.25	68	6,324	10%	7.00	7	651	10%	17.50	18	1,674
Semi	4	106	0.0%	10%	130.00	130	13,780	5%	22.75	23	2,438	10%	7.00	7	742	10%	17.50	18	1,908
Det	3	120	0.0%		0.00	0	0		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	130.00	130	16,300		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	10%	130.00	130	18,200		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	10%	130.00	130	5,720	30%	136.50	137	5,877	20%	14.00	14	601	20%	35.00	34	1,459
Flat to5	2	65	10.0%		0.00	0	0		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0		0.00	0	0		0.00	0	0		0.00	0	0
				100%	*****	1,300	121,290	100%	*****	455	*****	100%	70.00	70	5,241	100%	175.00	175	13,151
BCIS								Occupants		Population		ha per dwelling							
			Lower Q	Median	Used	m2		Beds	Count	per unit		0.0019	Local Open Space						
Terrace	2			1,402	1,402	22,425	31,439,850	2	312	0	0	0.0040	Strategic Open Space						
Terrace	3			1,402	1,402	20,000	28,040,000	3	235	0	0	0.0024	Natural Open Space						
Terrace	4			1,402	1,402	2,231	3,127,862	4	23	0	0	0.0000	0.0000						
Semi	2			1,434	1,434	25,986	37,263,924	2	324	0	0	0.0000	0.0000						
Semi	3			1,434	1,434	34,129	48,940,986	3	353	0	0	0.0000	0.0000						
Semi	4			1,434	1,434	18,868	27,056,712	4	178	0	0	0.0000	0.0000	Open Space Requi	16.600				
Det	3			1,647	1,647	0	0	3	0	0	0	0.0000	0.0000	Gross - Net	50.000				
Det	4			1,647	1,647	16,300	27,834,300	4	130	0	0	*****	ha	Shortfall / Surplus	33.400				
Det	5			1,647	1,647	18,200	29,975,400	5	130	0	0								
Flat to5	1			1,612	1,612	13,657	22,014,278	Flat to5	1	315	0	0							
Flat to5	2			1,612	1,612	0	0	Flat to5	2	0	0	0							
Flat to5	3			1,612	1,612	0	0	Flat to5	3	0	0	0							
Flat 6+	1			1,906	1,906	0	0	Flat 6+	1	0	0	0							
Flat 6+	2			1,906	1,906	0	0	Flat 6+	2	0	0	0							
Flat 6+	3			1,906	1,906	0	0	Flat 6+	3	0	0	0							
						172,396	255,693,312	Residents		0		Summary		Construction		Salesable			
							1,483	£/m2				Units	m2	Average	m2	Average			
												Market Housing	1,300	121,290	93.30	120,770	92.90		
												Aff - rented	455	32,714	71.90	32,180	70.73		
												Shared Ownership	70	5,241	74.87	5,186	74.09		
												First Homes	175	13,151	75.15	13,018	74.39		
													2,000	*****		*****			

Strategic Green 3										Rounded		Modelling		Area ha		Characteristics					
25	UNITS		1500	Aff - rented	65%	% of Aff	341.25	341	Density	35	units/ha	Total	85.714	Sub Area	Wider Chelmsford						
	Affordable		35%	Shared Ow	10%		52.50	53	Net:Gross	50%		Gross	85.714	Green Br	Green						
				First Home	25%	% of Aff	131.25	131		70		Net	42.857	Use	Agricultural						
							525	525													
Market										Affordable for Rent			Shared Ownership			First Homes					
	Beds	m2	Circulation	975	Rounded		m2	m2	Circulation	341	Rounded	m2	53	Rounded	m2	131	Rounded	m2			
Terrace	2	73	0.0%	15%	146.25	146	10,658	70	0.0%	15%	51.15	52	3,640	20%	10.60	11	770	20%	26.20	26	1,820
Terrace	3	86	0.0%	10%	97.50	98	8,428	84	0.0%	15%	51.15	51	4,284	15%	7.95	8	672	15%	19.65	20	1,680
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	17.05	17	1,643		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	15%	146.25	146	11,826	79	0.0%	15%	51.15	51	4,029	25%	13.25	13	1,027	25%	32.75	33	2,607
Semi	3	98	0.0%	20%	195.00	195	19,110	93	0.0%	15%	51.15	51	4,743	10%	5.30	5	465	10%	13.10	13	1,209
Semi	4	106	0.0%	10%	97.50	98	10,388	106	0.0%	5%	17.05	17	1,802	10%	5.30	5	530	10%	13.10	13	1,378
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	97.50	98	12,740	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	10%	97.50	98	13,720	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	10%	97.50	98	4,224	39	10.0%	30%	102.30	102	4,376	20%	10.60	11	472	20%	26.20	26	1,115
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	975.00	975	91,034			100%	341	3,336	100%	53.00	53	3,936	100%	131.00	131	9,809	
BCIS				Lower Q	Median	Used	m2	Occupants				Population		ha per dwelling							
Terrace	2			1,402	1,402	16,888	23,676,376	Beds	Count	per unit			0.0019	Local Open Space							
Terrace	3			1,402	1,402	15,064	21,119,728	Terrace	2	235	0	0	0.0040	Strategic Open Space							
Terrace	4			1,402	1,402	1,643	2,311,898	Terrace	3	177	0	0	0.0024	Natural Open Space							
Semi	2			1,434	1,434	19,489	27,947,226	Terrace	4	17	0	0	0.0000	0.0000							
Semi	3			1,434	1,434	25,527	36,605,718	Semi	2	243	0	0	0.0000	0.0000							
Semi	4			1,434	1,434	14,098	20,216,532	Semi	3	264	0	0	0.0000	0.0000							
Det	3			1,647	1,647	0	0	Semi	4	133	0	0	0.0000	0.0000							
Det	4			1,647	1,647	12,740	20,382,780	Det	3	0	0	0	0.0000	0.0000							
Det	5			1,647	1,647	13,720	22,596,840	Det	4	98	0	0	3,336	ha	Open Space Requi	12.450	Gross - Net	42.857			
Flat to5	1			1,612	1,612	10,187	16,421,605	Det	5	98	0	0			Shortfall / Surplus	30.407					
Flat to5	2			1,612	1,612	0	0	Flat to5	1	235	0	0									
Flat to5	3			1,612	1,612	0	0	Flat to5	2	0	0	0									
Flat 6+	1			1,906	1,906	0	0	Flat to5	3	0	0	0									
Flat 6+	2			1,906	1,906	0	0	Flat 6+	1	0	0	0									
Flat 6+	3			1,906	1,906	0	0	Flat 6+	2	0	0	0									
						129,362	191,879,303	Flat 6+	3	0	0	0									
							1,483	£/m2	Residents				0								
Summary										Construction			Salesable								
Market Housing		Units	m2	Average	m2	Average															
Aff - rented		341	24,523	71.91	24,125	70.75															
Shared Ownership		53	3,936	74.26	3,893	73.45															
First Homes		131	9,809	74.88	9,708	74.11															
		1,500	3,336	3,936	3,893	3,708															

Strategic Green 4										Rounded		Modelling		Area ha		Characteristics											
26	UNITS	1000		Aff - rented	65%	% of Aff	227.5	228	Density	35	units/ha	Total	44.699	Sub Area	Wider Chelmsford												
	Affordable	35%	350	Shared Ow	10%		35.00	17	Net:Gross	64%		Gross	44.699	Green Br	Green												
				First Home	25%	% of Aff	87.5	88				Net	28.571	Use	Agricultural												
							350	333																			
Market										Affordable for Rent			Shared Ownership			First Homes											
	Beds	m2	Circulation	650		Rounded	m2		228		Rounded	m2	17		Rounded	m2	88		Rounded	m2							
Terrace	2	73	0.0%	15%	37.50	38	7,154	70	15%	34.20	34	2,380	20%	3.40	3	210	20%	17.60	18	1,260							
Terrace	3	86	0.0%	10%	65.00	65	5,590	84	15%	34.20	34	2,856	15%	2.55	3	252	15%	13.20	13	1,092							
Terrace	4	97	0.0%		0.00	0	0	97	5%	11.40	12	1,164		0.00	0	0		0.00	0	0							
Semi	2	81	0.0%	15%	37.50	38	7,338	79	15%	34.20	34	2,686	25%	4.25	4	316	25%	22.00	22	1,738							
Semi	3	98	0.0%	20%	130.00	130	12,740	93	15%	34.20	34	3,162	10%	1.70	2	186	10%	8.80	9	837							
Semi	4	106	0.0%	10%	65.00	65	6,890	106	5%	11.40	11	1,166	10%	1.70	2	212	10%	8.80	9	954							
Det	3	120	0.0%		0.00	0	0	102		0.00	0	0		0.00	0	0		0.00	0	0							
Det	4	130	0.0%	10%	65.00	65	8,450	115		0.00	0	0		0.00	0	0		0.00	0	0							
Det	5	140	0.0%	10%	65.00	65	9,100	119		0.00	0	0		0.00	0	0		0.00	0	0							
Flat to5	1	40	10.0%	10%	65.00	64	2,816	39	30%	68.40	69	2,960	20%	3.40	3	129	20%	17.60	17	729							
Flat to5	2	65	10.0%		0.00	0	0	61		0.00	0	0		0.00	0	0		0.00	0	0							
Flat to5	3	80	10.0%		0.00	0	0	74		0.00	0	0		0.00	0	0		0.00	0	0							
Flat 6+	1	40	15.0%		0.00	0	0	39		0.00	0	0		0.00	0	0		0.00	0	0							
Flat 6+	2	65	15.0%		0.00	0	0	61		0.00	0	0		0.00	0	0		0.00	0	0							
Flat 6+	3	80	15.0%		0.00	0	0	74		0.00	0	0		0.00	0	0		0.00	0	0							
				100%	650.00	650	60,678		100%	228	228	100%	17.00	17	1,305	100%	88.00	88	6,610								
BCIS				Lower Q	Median	Used	m2	Occupants				Population		ha per dwelling													
Terrace	2			1,402	1,402	11,004	15,427,608	Terrace	2	153	0	0	0.0019	Local Open Space													
Terrace	3			1,402	1,402	9,790	13,725,580	Terrace	3	115	0	0	0.0040	Strategic Open Space													
Terrace	4			1,402	1,402	1,164	1,631,928	Terrace	4	12	0	0	0.0024	Natural Open Space													
Semi	2			1,434	1,434	12,678	18,180,252	Semi	2	158	0	0	0.0000	0.0000													
Semi	3			1,434	1,434	16,925	24,270,450	Semi	3	175	0	0	0.0000	0.0000													
Semi	4			1,434	1,434	9,222	13,224,348	Semi	4	87	0	0	0.0000	0.0000	Open Space Requi	8.300											
Det	3			1,647	1,647	0	0	Det	3	0	0	0	0.0000	0.0000	Gross - Net	16.127											
Det	4			1,647	1,647	8,450	13,917,150	Det	4	65	0	0	0.0000	ha	Shortfall / Surplus	7.827											
Det	5			1,647	1,647	9,100	14,987,700	Det	5	65	0	0															
Flat to5	1			1,612	1,612	6,634	10,694,169	Flat to5	1	153	0	0															
Flat to5	2			1,612	1,612	0	0	Flat to5	2	0	0	0															
Flat to5	3			1,612	1,612	0	0	Flat to5	3	0	0	0															
Flat 6+	1			1,906	1,906	0	0	Flat 6+	1	0	0	0															
Flat 6+	2			1,906	1,906	0	0	Flat 6+	2	0	0	0															
Flat 6+	3			1,906	1,906	0	0	Flat 6+	3	0	0	0															
						84,967	126,053,185																				
							1,484	£/m2																			
										Residents		0															
														Summary		Construction		Salesable									
																Units		m2		Average							
																Market Housing		650		60,678		33.35		60,422		32.96	
																Aff - rented		228		16,374		71.82		16,105		70.64	
																Shared Ownership		17		1,305		76.75		1,293		76.06	
																First Homes		88		6,610		75.12		6,544		74.36	
																363		0.0000		0.0000							

Strategic Green 5								Rounded		Modelling			Area ha		Characteristics								
27	UNITS	500		Aff - rented	65%	% of Aff	113.75	114	Density	35	units/ha	Total	28.571	Sub Area	Chelmsford								
	Affordable	35%		Shared Ow	10%		17.50	8	Net:Gros	50%		Gross	28.571	Green Br	Green								
				First Home	25%	% of Aff	43.75	44				Net	14.286	Use	Agricultural								
							175	166															
Market								Affordable for Rent				Shared Ownership				First Homes							
	Beds	m2	Circulation	325	Rounded		m2	m2	Circulation	114	Rounded	m2	8	Rounded	m2	44	Rounded	m2					
Terrace	2	73	0.0%	15%	48.75	49	3,577	70	0.0%	15%	17.10	17	1,190	20%	1.60	2	140	20%	8.80	9	630		
Terrace	3	86	0.0%	10%	32.50	33	2,638	84	0.0%	15%	17.10	17	1,428	15%	1.20	1	84	15%	6.60	7	588		
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	5.70	6	582		0.00	0	0		0.00	0	0		
Semi	2	81	0.0%	15%	48.75	49	3,969	79	0.0%	15%	17.10	17	1,343	25%	2.00	2	158	25%	11.00	11	869		
Semi	3	98	0.0%	20%	65.00	65	6,370	93	0.0%	15%	17.10	17	1,581	10%	0.80	1	93	10%	4.40	4	372		
Semi	4	106	0.0%	10%	32.50	33	3,498	106	0.0%	5%	5.70	6	636	10%	0.80	1	106	10%	4.40	4	424		
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0		
Det	4	130	0.0%	10%	32.50	33	4,290	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0		
Det	5	140	0.0%	10%	32.50	33	4,620	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0		
Flat to5	1	40	10.0%	10%	32.50	30	1,320	39	10.0%	30%	34.20	34	1,459	20%	1.60	1	43	20%	8.80	9	386		
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0		
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0		
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0		
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0		
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0		
				100%	325.00	325	30,482			100%	114.00	114	8,219	100%	8.00	8	624	100%	44.00	44	3,269		
				BCIS						Occupants		Population		ha per dwelling									
				Lower Q	Median	Used	m2			Beds	Count	per unit		0.0019	Local Open Space								
Terrace	2				1,402	1,402	5,537	7,762,874		2	77	0	0	0.0040	Strategic Open Space								
Terrace	3				1,402	1,402	4,938	6,323,076		3	58	0	0	0.0024	Natural Open Space								
Terrace	4				1,402	1,402	582	815,964		4	6	0	0	0.0000	0.0000								
Semi	2				1,434	1,434	6,339	3,090,126		2	79	0	0	0.0000	0.0000								
Semi	3				1,434	1,434	8,416	12,068,544		3	87	0	0	0.0000	0.0000								
Semi	4				1,434	1,434	4,664	6,688,176		4	44	0	0	0.0000	0.0000								
Det	3				1,647	1,647	0	0		3	0	0	0	0.0000	0.0000								
Det	4				1,647	1,647	4,290	7,065,630		4	33	0	0	0.0000	0.0000								
Det	5				1,647	1,647	4,620	7,609,140		5	33	0	0										
Flat to5	1				1,612	1,612	3,208	5,170,651		Flat to5	1	74	0	0									
Flat to5	2				1,612	1,612	0	0		Flat to5	2	0	0	0									
Flat to5	3				1,612	1,612	0	0		Flat to5	3	0	0	0									
Flat 6+	1				1,906	1,906	0	0		Flat 6+	1	0	0	0									
Flat 6+	2				1,906	1,906	0	0		Flat 6+	2	0	0	0									
Flat 6+	3				1,906	1,906	0	0		Flat 6+	3	0	0	0									
							42,594	63,194,181				Residents	0										
								1,484	£/m2														
														Summary		Construction		Salesable					
														Units	m2	Average	m2	Average					
														Market Housing	325	30,482	93.79	30,362	93.42				
														Aff - rented	114	8,219	72.09	8,086	70.93				
														Shared Ownership	8	624	77.99	620	77.50				
														First Homes	44	3,269	74.30	3,234	73.50				
														491	8,888		8,888						

	Green Brown Use		Site 1 Green Agricultural	Site 2 Green Agricultural	Site 3 Green Agricultural	Site 4 Green Agricultural	Site 5 Green Agricultural	Site 6 Brown PDL	Site 7 Brown PDL	Site 8 Brown PDL	Site 9 Brown PDL	Site 10 Brown PDL	Site 11 Brown PDL	Site 12 Brown PDL	Site 13 Brown PDL	Site 14 Brown PDL
AREA	Total	ha	12.245	4.082	1.429	0.833	0.500	2.747	0.362	0.532	0.185	4.464	1.953	1.938	1.211	1.103
	Gross	ha	12.245	4.082	1.429	0.833	0.500	2.747	0.362	0.481	0.185	4.464	1.953	1.938	1.211	1.103
	Net	ha	8.571	2.857	1.143	0.667	0.400	1.923	0.263	0.385	0.185	3.125	1.563	1.550	0.969	0.882
UNITS	Units		300	100	40	20	12	125	50	25	12	250	250	155	155	75
UNIT SIZE	Market Housing	m2	93.95	95.75	97.54	93.38	116.50	84.27	84.23	84.53	95.75	77.54	81.10	77.49	81.01	77.92
	Aff to rent	m2	71.70	71.88	73.08	63.76	65.63	67.66	67.88	67.32	50.37	63.63	66.52	63.71	66.60	63.61
	Shared Ownership	m2	75.44	68.38	73.00	73.00	70.00	66.73	77.00	77.00	70.00	66.49	63.51	67.38	71.07	63.80
	First Homes	m2	76.17	74.09	68.38	73.00	70.00	74.58	73.50	77.00	70.00	67.30	70.39	67.02	70.07	67.73
BASE CONSTRUCTION	BCIS	€/m2	1,484	1,484	1,485	1,473	1,530	1,453	1,448	1,437	1,453	1,612	1,906	1,612	1,906	1,612
	Site Costs	%	15%	15%	15%	15%	10%	15%	15%	15%	15%	10%	10%	10%	10%	10%
	Abnormals	%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
		€	320,000	109,000	45,000	19,000	21,200	75,000	30,000	15,000	7,200	150,000	150,000	93,000	93,000	45,000
	Contingency Small Sites	%	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
FEES	Professional	€/unit	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	€/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	Planning >50	€/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138
SALES	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		€/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Misc.	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND	EUV	25,000	25,000	25,000	25,000	25,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Premium	0%	0%	0%	0%	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
	Premium	€/ha	500,000	500,000	500,000	500,000	500,000	0	0	0	0	0	0	0	0	0
	Easements etc	€														
VALUES	Market Housing	€/m2	4,672	4,672	4,300	4,300	4,300	4,300	4,300	4,300	4,300	5,300	5,300	5,300	5,300	5,300
	Aff Rent	€/m2	2,570	2,570	2,635	2,635	2,635	2,635	2,635	2,635	2,635	2,915	2,915	2,915	2,915	2,915
	Social Rent	€/m2	2,336	2,336	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,650	2,650	2,650	2,650	2,650
	Shared Ownership	€/m2	3,270	3,270	3,430	3,430	3,430	3,430	3,430	3,430	3,430	3,710	3,710	3,710	3,710	3,710
	First Homes	€/m2	2,359	2,319	3,213	3,165	3,430	3,180	3,300	3,182	3,430	3,565	3,565	3,566	3,566	3,596
GRANT	Intermediate to Buy	€/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	€/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	€/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS	Biodiversity NG	%	0.10%	0.10%	0.10%	0.10%	0.10%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
		€/ha	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
		€/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Acc & Adpt	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		€/m2	14.71	14.71	14.71	14.71	4.03	14.71	14.71	4.03	4.03	14.71	14.71	14.71	14.71	14.71
	Water	€/m2	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08
	Over Extra 1	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		€/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Over Extra 2	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		€/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CIL	€/m2	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45
	Pre CIL ≥106	€/unit	16,500	16,500	16,500	16,500	16,500	14,000	14,000	14,000	2,000	8,500	8,500	8,500	8,500	8,500
	Post CIL ≥106	€/unit	16,500	16,500	16,500	16,500	16,500	14,000	14,000	14,000	2,000	8,500	8,500	8,500	8,500	8,500

		Site 1 Green Agricultural	Site 2 Green Agricultural	Site 3 Green Agricultural	Site 4 Green Agricultural	Site 5 Green Agricultural	Site 6 Brown PDL	Site 7 Brown PDL	Site 8 Brown PDL	Site 9 Brown PDL	Site 10 Brown PDL	Site 11 Brown PDL	Site 12 Brown PDL	Site 13 Brown PDL	Site 14 Brown PDL
Green Brown Use															
Post CIL s106	£/unit	16,500	16,500	16,500	16,500	16,500	14,000	14,000	14,000	2,000	8,500	8,500	8,500	8,500	8,500
Inf Tariff	% GDV		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Affordable Housing															
Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Aff Rent	65.0%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%
Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Shared Ownership	10.0%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
First Homes	25%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%
ABNORMALS															
CARRY UP		320,000	103,000	45,000	19,000	21,200	75,000	30,000	15,000	7,200	150,000	150,000	93,000	93,000	45,000
Garages	Detached	40	14	6	2	4	0	0	0	0	0	0	0	0	0
	Factor	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
	Number	20	7	3	1	2	0	0	0	0	0	0	0	0	0
	Cost	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
		140,000	49,000	21,000	7,000	14,000	0	0	0	0	0	0	0	0	0
EV Charging	Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Cost	600	600	600	600	600	600	600	600	600	600	600	600	600	600
		180,000	60,000	24,000	12,000	7,200	75,000	30,000	15,000	7,200	150,000	150,000	93,000	93,000	45,000
	Group Charger GT Site														
	Open Space ETC														
Pre CIL s106	Education Base	12,463	12,802	12,812	13,245	13,472	11,768	12,205	12,357	0	6,404	6,374	6,378	6,378	6,393
	Other S106	4,000	4,000	4,000	4,000	4,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
		16,463	16,802	16,812	17,245	17,472	13,768	14,205	14,357	2,000	8,404	8,374	8,378	8,378	8,393
FINANCE FEE															
Peak Borrowing		-23,166,591	-14,409,346	-8,056,699	-4,721,350	-3,434,948	-15,306,434	-3,367,266	-4,741,379	-2,792,100	-25,232,640	-25,564,720	-19,775,649	-21,437,760	-14,319,265
		0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable		35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
Aff - rented		65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%
Shared Ownership		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
First Homes		25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
Aff - rented		63	23	9	5	3	11	6	3	57	57	57	35	35	17
Market Housing		195	65	26	13	8	61	33	16	8	163	162	101	101	48
Aff - rented		68	23	9	5	3	11	6	3	57	57	35	35	35	17
Shared Ownership		11	4	1	0	0	4	2	1	0	3	3	5	5	3
First Homes		26	9	4	2	1	11	4	2	1	22	22	14	14	7
Market Housing		18,320	6,224	2,536	1,214	932	6,826	2,780	1,354	766	12,639	13,139	7,827	8,182	3,740
Aff - rented		4,876	1,653	658	319	197	1,894	747	404	153	3,627	3,792	2,230	2,331	1,081
Shared Ownership		830	276	79	0	267	154	70	0	598	626	340	355	355	191
First Homes		1,961	667	276	158	70	820	294	154	70	1,434	1,562	938	961	474
Open Space Required		2,490	0,830	0,332	0,166	0,100	1,038	0,415	0,208	0,100	2,075	2,075	1,287	0,667	0,623
Gross - Net		3,673	1,224	0,286	0,167	0,100	0,824	0,192	0,096	0,000	1,339	0,391	0,388	0,242	0,221
Shortfall / Surplus		1,183	0,334	-0,046	0,001	0,000	-0,213	-0,223	-0,111	-0,100	-0,736	-1,664	-0,833	-0,424	-0,402
m2		26,006	8,820	3,549	1,770	1,199	9,808	3,974	1,961	989	18,358	19,118	11,334	11,850	5,487
BCIS Total		38,586,936	13,085,532	5,263,039	2,606,156	1,834,711	14,249,576	5,753,998	2,847,343	1,443,059	29,592,335	36,438,146	18,271,053	22,585,338	8,844,722
Education	Early Years	21,559	22,86	7,83	3,15	1,62	0,99	9	3,735	1,89	9,765	9,72	6,03	6,03	2,925
	Primary Places	21,559	76	26,1	10,5	5,4	3,3	30	12,45	6,3	32,55	32,4	20,1	20,1	9,75
	Secondary Places	26,105	51	17,4	7	3,6	2,2	20	8,3	4,2	21,7	21,6	13,4	13,4	6,5
	Plus 16 Places	26,105	11	3,62	1,45	0,75	0,45	4,14	1,71	0,87	4,68	4,66	2,89	2,89	1,4
Early Years		492,839	168,807	67,911	34,926	21,343	194,031	80,523	40,747	0	210,524	209,553	130,001	130,001	63,060
Primary Places		1,642,796	562,630	226,370	116,419	71,145	646,770	268,410	135,822	0	701,745	698,512	433,336	433,336	210,200
Secondary Places		1,326,134	454,227	182,735	93,378	57,431	522,100	216,672	109,641	0	566,479	563,868	349,807	349,807	169,683
Plus 16 Places		277,235	94,500	37,852	19,579	11,747	108,075	44,640	22,711	0	122,171	121,649	75,443	75,443	36,547
		3,739,004	1,280,224	514,868	264,901	161,666	1,470,976	610,243	308,921	0	1,600,919	1,593,582	988,587	988,587	479,430
		12,463	12,802	12,812	13,245	13,472	11,768	12,205	12,357	0	6,404	6,374	6,378	6,378	6,393

	Green Brown Use		Site 15 Brown PDL	Site 16 Brown PDL	Site 17 Green Paddock	Site 18 Green Paddock	Site 19 Green Paddock	Site 20 Brown PDL	Site 21 Brown PDL	Site 22 Brown PDL	Site 23 Green Agricultural	Site 24 Green Agricultural	Site 25 Green Agricultural	Site 26 Green Agricultural	Site 27 Green Agricultural	Site 28 Brown PDL
AREA	Total	ha	0.438	0.160	0.300	0.133	0.033	0.222	0.167	0.033	150.000	100.000	85.714	44.639	28.571	3.472
	Gross	ha	0.438	0.160	0.300	0.133	0.033	0.200	0.167	0.033	150.000	100.000	85.714	44.639	28.571	3.472
	Net	ha	0.438	0.160	0.300	0.133	0.033	0.200	0.133	0.033	75.000	50.000	42.857	28.571	14.286	3.125
UNITS	Units		35	12	9	4	1	9	6	1	3000	2000	1500	1000	500	500
UNIT SIZE	Market Housing	m2	77.48	79.75	109.78	116.50	140.00	83.56	81.67	130.00	93.32	93.30	93.43	93.35	93.79	77.56
	Aff to rent	m2	63.33	67.10	109.78	116.50	140.00	83.56	81.67	130.00	71.89	71.90	71.91	71.82	72.09	63.63
	Shared Ownership	m2	67.10	67.10	109.78	116.50	140.00	83.56	81.67	130.00	74.87	74.87	74.26	76.75	77.93	66.43
	First Homes	m2	63.80	67.10	109.78	116.50	140.00	83.56	81.67	130.00	74.71	75.15	74.88	75.12	74.30	67.03
BASE CONSTRUCTION	BCIS	£/m2	1,612	1,612	1,520	1,557	1,647	1,451	1,402	1,647	1,484	1,483	1,483	1,484	1,484	1,612
	Site Costs	%	10%	10%	10%	10%	10%	10%	10%	10%	13%	13%	13%	13%	13%	15%
	Abnormals	%	5.0%	5.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%
	Contingency	£	21,000	7,200	15,900	3,400	4,100	5,400	3,600	4,100	3,165,000	2,110,000	1,586,000	1,055,000	531,000	300,000
	Small Sites	%	5.0%	5.0%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
FEEES	Professional Planning <50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	Professional Planning >50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138
SALES	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
	Misc.	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest	%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND	EUV	£/ha	1,100,000	1,100,000	25,000	25,000	25,000	1,100,000	1,100,000	1,100,000	25,000	25,000	25,000	25,000	25,000	1,100,000
	Premium	% EUV	20%	20%	0%	0%	0%	20%	20%	20%	0%	0%	0%	0%	0%	20%
	Premium	£/ha	0	0	500,000	500,000	500,000	0	0	0	225,000	225,000	225,000	225,000	225,000	0
	Easements etc	£														
VALUES	Market Housing	£/m2	4,900	4,900	5,000	5,000	5,000	4,900	4,900	4,900	4,672	4,672	4,672	4,672	4,672	5,300
	Aff Rent	£/m2	2,635	2,635	2,750	2,750	2,750	2,635	2,635	2,635	2,570	2,570	2,570	2,570	2,570	2,915
	Social Rent	£/m2	2,450	2,450	2,500	2,500	2,500	2,450	2,450	2,450	2,336	2,336	2,336	2,336	2,336	2,650
	Shared Ownership	£/m2	3,430	3,430	3,500	3,500	3,500	3,430	3,430	3,430	3,270	3,270	3,270	3,270	3,270	3,710
	First Homes	£/m2	3,408	3,430	0	0	0	0	0	0	2,991	2,984	2,983	2,986	3,002	3,573
GRANT	Intermediate to Buy	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS	Biodiversity NG	%	0.50%	0.50%	0.10%	0.10%	0.10%	0.50%	0.50%	0.50%	0.10%	0.10%	0.10%	0.10%	0.10%	0.50%
	CO2 Plus	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Acc & Adpt	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Water	£/m2	14.71	4.03	4.03	4.03	4.03	4.03	4.03	4.03	14.71	14.71	14.71	14.71	14.71	14.71
	Over Extra 1	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Over Extra 2	%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	CIL	£/m2	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45
	Pre CIL s106	£/unit	8,500	2,000	2,000	2,000	2,000	2,000	2,000	2,000	50,000	40,000	40,000	40,000	25,000	25,000
	Post CIL s106	£/unit	8,500	2,000	2,000	2,000	2,000	2,000	2,000	2,000	50,000	40,000	40,000	40,000	25,000	25,000

		Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 25	Site 26	Site 27	Site 28
Green Brown Use		Brown PDL	Brown PDL	Green Paddock	Green Paddock	Green Paddock	Brown PDL	Brown PDL	Brown PDL	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Brown PDL
CIL	£/m2	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45	186.45
Pre CIL s106	£/unit	8,500	2,000	2,000	2,000	2,000	2,000	2,000	2,000	50,000	40,000	40,000	40,000	25,000	25,000
Post CIL s106	£/unit	8,500	2,000	2,000	2,000	2,000	2,000	2,000	2,000	50,000	40,000	40,000	40,000	25,000	25,000
Inf Tariff	% GDV	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Affordable Housing Overall		35.0%	35.0%							35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Aff Rent	65.0%	22.8%	22.8%							22.8%	22.8%	22.8%	22.8%	22.8%	22.8%
Social Rent		0.0%	0.0%							0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Shared Ownership	10.0%	3.5%	3.5%							3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
First Homes	25%	8.8%	8.8%							8.8%	8.8%	8.8%	8.8%	8.8%	8.8%
ABNORMALS															
CARRY UP		21,000	7,200	15,300	9,400	4,100	5,400	3,600	4,100	3,165,000	2,110,000	1,586,000	1,055,000	531,000	300,000
Garages	Detached	0	0	3	2	1	0	0	1	330	260	136	130	66	0
	Factor	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
	Number	0	0	1.5	1	0.5	0	0	0.5	135	130	38	65	33	0
	Cost	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
EV Charging	Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Cost	600	600	600	600	600	600	600	600	600	600	600	600	600	600
	Group Charger	21,000	7,200	5,400	2,400	600	5,400	3,600	600	1,800,000	1,200,000	900,000	600,000	300,000	300,000
	GT Site														
Pre CIL s106	Open Space ETC														
	Education Base	6,326	0	0	0	0	0	0	0	0	0	0	0	0	0
	Other s106	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	50,000	40,000	40,000	40,000	25,000	25,000
		8,326	2,000	2,000	2,000	2,000	2,000	2,000	2,000	50,000	40,000	40,000	40,000	25,000	25,000
FINANCE FEE															
Peak Borrowing		-7,065,193	-2,478,380	-3,567,280	-1,705,635	-542,822	-2,590,522	-1,730,058	-493,368	-198,113,481	-198,113,481	-111,462,545	-76,374,683	-33,784,031	-46,471,228
		0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable		35%	35%	0%	0%	0%	0%	0%	0%	35%	35%	35%	35%	35%	35%
Aff - rented		65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%
Shared Ownership		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
First Homes		25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
Aff - rented		8	3	0	0	0	0	0	0	683	455	341	228	114	114
Market Housing		23	8	3	4	1	3	6	1	1,950	1,300	975	650	325	325
Aff - rented		8	3	0	0	0	0	0	0	683	455	341	228	114	114
Shared Ownership		1	0	0	0	0	0	0	0	52	70	53	17	8	18
First Homes		3	1	0	0	0	0	0	0	263	175	131	88	44	44
Market Housing		1,782	638	368	466	140	752	430	130	181,968	121,290	91,094	60,678	30,482	25,207
Aff - rented		507	201	0	0	0	0	0	0	49,103	32,714	24,523	16,374	8,219	7,253
Shared Ownership		67	0	0	0	0	0	0	0	3,893	5,241	3,936	1,305	624	1,197
First Homes		191	67	0	0	0	0	0	0	19,648	13,151	9,803	6,610	3,269	2,943
Open Space Required		0.291	0.052	0.022	0.010	0.002	0.022	0.014	0.002	24.900	16.600	12.450	8.300	4.150	4.150
Gross - Net		0.000	0.000	0.000	0.000	0.000	0.000	0.033	0.000	75.000	50.000	42.857	16.127	14.286	0.347
Shortfall / Surplus		-0.291	-0.052	-0.022	-0.010	-0.002	-0.022	0.019	-0.002	50.100	33.400	30.407	7.827	10.136	-3.803
m2		2,548	306	368	466	140	752	430	130	254,611	172,336	123,362	84,967	42,534	36,606
BCIS Total		4,106,731	1,461,117	1,501,992	725,754	230,580	1,091,264	686,380	214,110	377,788,916	255,693,312	191,879,303	126,059,185	63,194,181	59,008,550
Education	Early Years	21,559	1.35							223.74	151.65	113.85	74.7	37.53	19.44
	Primary Places	21,559	4.5							745.8	505.5	379.5	249	125.1	64.8
	Secondary Places	26,105	3							497.2	337	253	166	83.4	43.2
	Plus 16 Places	26,105	0.65							104.06	70.55	52.95	34.73	17.42	9.33
Early Years		29,105	0	0	0	0	0	0	0	4,823,611	3,269,422	2,454,492	1,610,457	809,109	419,107
Primary Places		97,016	0	0	0	0	0	0	0	16,078,702	10,898,075	8,181,641	5,368,191	2,697,031	1,397,023
Secondary Places		78,315	0	0	0	0	0	0	0	12,979,406	8,797,385	6,604,565	4,333,430	2,177,157	1,127,736
Plus 16 Places		16,968	0	0	0	0	0	0	0	2,716,486	1,841,708	1,382,260	906,627	454,749	243,530
		221,403	0	0	0	0	0	0	0	36,538,205	24,806,530	18,622,357	12,218,705	6,138,046	3,187,426
		6,326	0	0	0	0	0	0	0	12,199	12,403	12,415	12,219	12,276	6,375

Site 4				Medium GI - 20 urban edge			
INCOME	Av Size	m2	Number	Price €/m2	GDV €	GIA m2	
Market Housing	93.4	93.08	65.00%	10	4,900	5,029,000	1,214
Affordable Overall			38%	7			
Affordable Rent	43.0	42.20	22.75%	5	2,495	742,712	290
Social Rent	43.0	42.20	0.00%	0	0	0	0
Shared Ownership	79.0	79.00	3.30%	1	2,410	104,574	84
First Home	79.0	79.00	0.75%	2	3,165	437,500	138
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITEAREA - Net	0.647 ha		20	/ha	7,319,891	1,693	
SITEAREA - Gross	0.822 ha		24	/ha			
Slope per Quarter	0						
Unit Build Time	3	Quarters					

DEVELOPMENT COSTS	Unit	Rate	Total
LAND			1,225,234
Land	€		55,762
Stamp Duty	€		0
Exemptions etc.	€		0
Lease Acquisition	1.50%	€	19,179
FEAR			309,644
Planning	0.00%	€	9,240
Professional	€		291,404
CONSTRUCTION			2,992,632
Build Cost	1,743	€	2,992,632
10% GCIL/FFI	2.50%	€	556,380
Contingency	€		74,016
Absorbed	0.00%	€	0
FINANCE			3,642,798
Feas	0%	€	0
Interest	7.50%	€	0
Lease and Valuation	€		0
SALES			5,689,497
Agents	3.00%	€	219,567
Lease	0.5%	€	34,994
Misc.	0.00%	€	0
Developer Profit			4,032,535
Market Housing	17.50%	€	164,648
Affordable Housing	17.50%	€	78,543
First Home	17.50%	€	0

Planning fee calc	Just	rate	Total
Market Housing	20	462	9,240
Market Housing 50	20	131	2,620
Market Housing 75	0		0
Stamp Duty calc - Residential			1,935,234
Land Payment			55,762
Stamp Duty calc - Residential			47,500
Land Payment			11,237
Pro GCIL/FFI	16,500	€/Unit (all)	339,800
Pro GCIL/FFI	16,500	€/Unit (all)	339,800
GCIL	1%	€/m2	226,350
Total			556,380
In/Terrif	€/GDV	0.00%	0

Build Cost	€/m2	Rate	Total
CO2 Plus	3.00%	€	1,472,871
Acc/Aldpt	0.00%	€	0
Water	0.00%	€	14,771
OverExtra 1	0.00%	€	0
OverExtra 2	0.00%	€	0
Small Site	0.00%	€	0
Total			1,531,944
Site Costs	€/m2	15.00%	226,350
BNS	0.10%	€	1,762,193

RESIDUAL CASH FLOW FOR INTEREST	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6										
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Home	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																
Stamp Duty	55,762	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exemptions etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lease Acquisition	19,179	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	145,712	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional	0	145,712	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - GCIL/FFI	0	249,316	0	499,772	749,159	749,159	499,772	249,316	0	0	0	0	0	0	0	0
Contingency	0	27,500	0	55,000	82,500	82,500	55,000	27,500	0	0	0	0	0	0	0	0
Absorbed	0	6,238	0	12,476	18,704	18,704	12,476	6,238	0	0	0	0	0	0	0	0
Finance Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lease and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PR	230,592	226,350	439,416	565,488	854,112	854,112	633,448	348,744	64,848	64,848	0	0	0	0	0	0
Far Residential Value	1,225,234															
Developer Return	Interest	29,172	33,963	42,670	54,146	71,174	89,825	67,155	41,257	8,924	0	0	0	0	0	0
Affordable for Rent	Market Housing															
First Home																
Cap/Flaw	-1,858,126	-1,858,622	-464,370	-630,073	-903,283	-925,283	1,107,749	1,419,223	1,724,435	1,756,759	0	0	0	0	0	0
Opinion Balance	-1,858,346	-1,811,341	-2,315,747	-2,837,804	-3,795,054	-4,721,380	-5,435,401	-2,820,373	-175,552	1,820,806	1,820,806	1,820,806	1,820,806	1,820,806	1,820,806	1,820,806

CASH FLOW FOR CIL ADDITIONAL PROFIT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6										
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Home	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																
Stamp Duty	55,762	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exemptions etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lease Acquisition	19,179	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	145,712	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Professional	0	145,712	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - GCIL/FFI	0	249,316	0	499,772	749,159	749,159	499,772	249,316	0	0	0	0	0	0	0	0
Contingency	0	27,500	0	55,000	82,500	82,500	55,000	27,500	0	0	0	0	0	0	0	0
Absorbed	0	6,238	0	12,476	18,704	18,704	12,476	6,238	0	0	0	0	0	0	0	0
Finance Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lease and Valuation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PR	316,946	0	439,416	1,425,143	854,112	854,112	633,448	348,744	64,848	64,848	0	0	0	0	0	0
Far CIL calculation	Interest	17,091	17,491	25,797	54,146	71,174	89,825	67,155	41,257	8,924	0	0	0	0	0	0
Developer Return	Market Housing															
Affordable for Rent																
First Home																
Cap/Flaw	-910,164	-17,091	-447,037	-1,811,041	-903,283	-925,283	1,107,749	1,419,223	1,724,435	1,756,759	0	0	0	0	0	0
Opinion Balance	-910,164	-924,047	-1,373,654	-2,837,804	-3,795,054	-4,721,380	-5,435,401	-2,820,373	-175,552	1,820,806	1,820,806	1,820,806	1,820,806	1,820,806	1,820,806	1,820,806

Site 5 Medium GI - 12 urban edge

INCOME	Av Size	m2	X	Number	Price €/m2	GDV €	GIA m2
Market Housing	Group 18.5	Net 116.90	15.00%	8	4,900	4,852,430	909
Affordable Overall	65.6	14,233	29%	42			174
Affordable Rent				2	2,495	473,323	
Social Rent	65.6	14,233	0.00%	0	2,450	0	
Shared Ownership	70.0	70,000	3.95%	0	3,420	100,842	26
First Home	70.0	70,000	8.75%	1	3,420	252,105	74
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.400 ha			30			
SITE AREA - Gross	0.200 ha			24			
					5,274,580	1,191	

Whole Site	Per ha NET	Per ha GROSS	
Residual Land Value	1,427,261	2,457,245	2,125,312
Location Value	5,200	5,200	5,200
Uplift	0	0	0
Plus/Min	250,000	500,000	500,000
Residual Land Value	1,677,261	2,957,245	2,625,312
Additional Profit	1,425,971	2,455,955	2,124,022

DEVELOPMENT COSTS	Unit	Total
LAND		
Land		42,448
Stamp Duty		1,045,200
Examinate etc.		0
Lease Acquisition	1.50%	15,944
Fees		
Planning		5,544
Professional	0.00%	291,524
204,170		
CONSTRUCTION		
Build Cost	1,740	2,071,912
10% FCIL FT		271,771
Contingency	2.50%	51,793
Allowance	0.00%	0
FINANCE		
Fees		0
Interest	0%	0
Lease and Valuation	7.50%	0
SALES		
Agents	3.0%	156,247
Lease	0.5%	26,394
Misc.	0%	0
Developer Profit		114,761
Market Housing	17.00%	779,210
Affordable Housing	17.50%	100,479
First Home	17.50%	44,118

Planning fee calc	Start	rate	Value
Plan application	12		5,544
Neighbour 50	12	462	121
Neighbour 50	0		0
Total			5,665
Stamp duty calc - Residual			
Landpayment			1,045,200
Total			1,045,200
Stamp duty calc - Residual			
Landpayment			262,500
Total			262,500
Per Oil 10%	16,900	£/Unit (all)	195,600
Total			195,600
Per Oil 10%	16,900	£/Unit (all)	195,600
Oil	1%	£/m2	173,171
Total			378,771
Inf Tariff	% GDV	0.00%	0

Build Cost	%	Value
CO2 Plan	3.00%	1,539,220
Access Adpt		45,911
Water		4,032
Over Extra 1	0.00%	0.00
Over Extra 2	0.00%	0.00
Small Site	0.00%	0.00
Site Costs	10.00%	5,274,580
BMS	0.10%	156,103
Total		1,739,746

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
URIS Start	0	0	0	0	0	0
Market Housing			1,113,350	1,113,350	1,113,350	1,113,350
Affordable Rent			116,231	116,231	116,231	116,231
Social Rent			0	0	0	0
Shared Ownership			25,211	25,211	25,211	25,211
First Home			43,024	43,024	43,024	43,024
Grant and Subsidy			0	0	0	0
EXPENDITURE			1,319,725	1,319,725	1,319,725	1,319,725
Stamp Duty	42,448					
Examinate etc.	15,944					
Lease Acquisition	5,544					
Professional	900,627					
100,667						
Built Cost - 80% Bar	172,659	345,319	517,978	517,978	517,978	517,978
10% FCIL FT	112,771	112,771	112,771	112,771	112,771	112,771
Contingency	0	4,216	8,432	12,649	16,865	21,081
Allowance	0	1,747	3,493	5,240	6,987	8,733
Finance Fees	0	0	0	0	0	0
Lease and Valuation	0	0	0	0	0	0
Agents	0	0	0	39,592	39,592	39,592
Lease	0	0	0	5,999	5,999	5,999
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PR	164,490	173,771	295,918	340,485	525,727	525,727
Far Residual Value	1,042,946					
Interest	23,819	24,709	22,759	40,494	52,440	44,405
Developer Return						
Market Housing			40,494	52,440	44,405	49,056
Affordable Rent			0	0	0	0
First Home			0	0	0	0
Cash Flow	-1,827,706	-196,791	-322,619	-423,243	-425,422	-425,167
Opening Balance	-1,827,706	-1,024,407	-1,347,116	-1,770,359	-2,194,781	-2,619,203
CASH FLOW FOR OIL ADDITIONAL PROFIT						
INCOME	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
INCOME	0	0	0	0	0	0
EXPENDITURE						
Land	42,448					
Stamp Duty	2,429					
Examinate etc.	0					
Lease Acquisition	5,544					
Professional	900,627					
100,667						
POTENTIAL OIL	216,954	16,900	33,800	49,500	49,500	16,900
Per Oil 10%	0	16,900	33,800	49,500	49,500	16,900
Contingency	0	4,216	8,432	12,649	16,865	21,081
Allowance	0	1,747	3,493	5,240	6,987	8,733
Finance Fees	0	0	0	0	0	0
Lease and Valuation	0	0	0	0	0	0
Agents	0	0	0	39,592	39,592	39,592
Lease	0	0	0	5,999	5,999	5,999
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PR	594,239	295,918	1,240,415	525,727	525,727	435,475
Far Oil calculation	Interest	11,142	11,351	11,112	40,494	52,440
Developer Return						
Market Housing			40,494	52,440	44,405	49,056
Affordable Rent			0	0	0	0
First Home			0	0	0	0
Cash Flow	-594,239	-11,142	-307,269	-1,257,727	-425,422	-425,167
Opening Balance	-594,239	-605,372	-912,632	-1,219,359	-1,746,781	-2,171,203
Closing Balance						

Site 6 Brunsveld - 125 Urban Area									
INCOME	Av Size	m2	%	Number	Price €/m2	GDV €	GIA m2		
Market Housing	Grav	83.43	65.00%	129	4,900	33,216,404	6,347		
Affordable Overall				40.75					
Affordable Rent	47.7	64.10	22.75%	29	2,495	4,915,554	1,602		
Social Rent	47.7	64.10	0.00%	0	2,450	0	0		
Shared Ownership	44.7	65.75	3.50%	4	3,430	984,644	293		
First Home	74.6	73.90	6.75%	11	3,100	2,831,932	514		
Grant and Subsidy	Affordable Rent				0	0	0		
	Social Rent				0	0	0		
	Shared Ownership				0	0	0		
SITE AREA - Net	1,923 ha		45	ha		41,449,943	5,879		
SITE AREA - Gross	2,747 ha		61	ha					
Site per Quarter	0								
Unit Build Time	2 Quarter								

Development Costs	Unit	Price	GDV	GIA
LAND	€			
Stamp Duty	272,044		5,445,957	
Lease Acquisition	150,000		367,592	
Planning Fee	33,450		1,613,647	
CONSTRUCTION	€			
Build Cost	17,243,530			
Risk FCL/FFI	3,335,200			
Alternative	942,174			
FINANCE	€			
Fee Interest	0			
Legal and Valuation	0			
SALES	€			
Agents	1,244,814			
Leads	201,303			
Misc	0			
Developer Profit	€			
Market Housing	5,812,871			
Affordable Housing	1,032,418			
First Home	444,296			

Planning Fee Calc	Area	Rate	Value
Market Housing	125	3.00%	23,000
Affordable 50	50	4.62	10,350
Market 50	75	1.21	37,450
Total			70,800

Stamp Duty Calc - Residential	Value	Rate	Amount
Stamp Duty	5,445,957		272,044
Total			272,044

Stamp Duty Calc - Residential	Value	Rate	Amount
Stamp Duty	3,424,374		170,819
Total			170,819

Pro CIL 196	Area	Rate	Value
Pro CIL 196	14,000	€/Unit (all)	1,750,000
Total			1,750,000

Part CIL 196	Area	Rate	Value
Part CIL 196	16,500	€/Unit (all)	2,042,500
OIL	185	€m2	1,072,700
Total			3,055,200

Inf/Tarif	% GDV	Value
Inf/Tarif	0.00%	0

Build Cost	Item	Rate	Value
Build Cost	€		7m2
CO2 Plant	3.00%	1,452.90	
Access Adpts	0.00%	0.00	
Water	0.00%	14.71	
Over Extra 1	0.00%	0.00	
Over Extra 2	0.00%	0.00	
Small Site	0.00%	0.00	
Site Costs	15.00%	1,511.74	
BMS	0.50%	255.49	
Total		1,745.92	

RESIDUAL CASHFLOW FOR INTEREST	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
INCOME	01	02	03	04	01	02
Market Housing	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0
First Home	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0
INCOME	0	0	0	0	0	0
EXPENDITURE						
Stamp Duty	272,044	0	0	0	0	0
Lease Acquisition	150,000	0	0	0	0	0
Planning Fee	33,450	0	0	0	0	0
Build Cost - BMS Baro	995,124	0	0	0	0	0
Risk FCL/FFI	3,335,200	0	0	0	0	0
Contingency	12,700	0	0	0	0	0
Alternative	12,700	0	0	0	0	0
Finance Fee	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Agents	0	0	0	0	0	0
Misc	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PRO	3,424,424	1,272,700	1,232,810	954,727	1,432,959	1,069,836
Far Residential Value	5,445,957	0	0	0	0	0
Developer Return	190,376	194,684	192,757	204,103	228,832	279,939
Market Housing	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0
First Home	0	0	0	0	0	0
Cash Flow	-4,883,383	-1,403,084	-1,339,493	-1,139,854	-1,034,261	-2,289,348
Opening Balance	0	0	0	0	0	0
Closing Balance	-4,883,383	-6,286,467	-7,625,960	-8,765,814	-9,800,075	-10,839,423

CASHFLOW FOR CH ADDITIONAL PROFIT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
INCOME	01	02	03	04	01	02
Market Housing	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0
First Home	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0
INCOME	0	0	0	0	0	0
EXPENDITURE						
Stamp Duty	170,819	0	0	0	0	0
Lease Acquisition	54,296	0	0	0	0	0
Planning Fee	33,450	0	0	0	0	0
Build Cost - BMS Baro	995,124	0	0	0	0	0
POTENTIAL OIL	1,784,072	0	0	0	0	0
Part CIL 196	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
Alternative	0	0	0	0	0	0
Finance Fee	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Agents	0	0	0	0	0	0
Misc	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PRO	1,835,233	1,232,810	1,193,492	1,144,878	1,365,236	1,069,836
Far CIL calculation	122,854	124,182	180,303	175,469	210,745	259,111
Developer Return	0	0	0	0	0	0
Market Housing	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0
First Home	0	0	0	0	0	0
Cash Flow	-4,825,223	-1,028,628	-1,019,412	-949,409	-848,491	-2,030,237
Opening Balance	0	0	0	0	0	0
Closing Balance	-4,825,223	-5,853,851	-6,873,263	-7,822,672	-8,671,163	-10,701,400

Site 7 Braunfield - 58 Urban Area

INCOME	Av Area	sq ft	Number	Price	GDV	sq ft	
Market Hearing	Grav	Net	45.00%	33	4,900	13,200,495	2,737
Affordable Overall			38%	17.5			772
Affordable Rent		64.26	22.75%	11	2,495	1,972,109	
Social Rent		64.26	0.00%	0	2,490	0	
Shared Ownership		77.00	3.88%	2	2,430	463,193	138
First Home		73.5	0.75%	4	3,300	1,061,264	322
Grant and Subsidy	Affordable Rent						
	Social Rent						
	Shared Ownership						
SITE AREA - Net	0.769 ha		65	ft/a			
SITE AREA - Grav	0.982 ha		52	ft/a			
Sales per Quarter	0						
Unit Build Time	3 Quarters						
Whole Site	Parhalet	Parhalet	Parhalet				
Extrinsic Value	1,057,652						
OpEx	211,532						
Benchmark Land Value	1,245,231						
Additional Profit	1,821,405						

DEVELOPMENT COSTS	Unit	Price	Total
LAND			
Land	111,445		3,435,557
Stamp Duty			
Examinate etc.			
Legal Acquisition	1,500		141,000
FAAR			
Planning	23,100		740,037
Professional			
CONSTRUCTION			
Build Cost	1,740	6,494,616	
R/W & CIL / I11		1,043,238	
Contingency	5,000	344,031	
Abnormal	5,000	344,031	
Finance			8,967,716
Interest			
Legal and Valuation	7,500		0
SALES			
Agents	3.0%		903,312
Leads	0.5%		93,895
Misc	0.0%		0
Developer Profit			12,875,855
Market Hearing	17.50%		2,324,495
Affordable Housing	17.50%		424,178
First Home	17.50%		185,721

Planning Fee Calc	Area	Rate	Total
Market Hearing	50	462	23,100
Market Hearing 50	50	138	6,900
Market Hearing 50	0	0	0
Stamp Duty Calc - Residential			
Land Payment			2,431,939
Stamp Duty Calc - Residential			
Land Payment			52,452
Prv CIL 10%	16,000 (f/Unit Cell)		740,000
Part CIL 10%	16,000 (f/Unit Cell)		125,000
OIL	196	f/m2	919,231
Inf Tariff	% GDV	0.00%	0

Build Costs	Unit	Price	Total
CO2 Plus	3.00%		42,444
Acc R Adpt	f/m2		0.00
Water	f/m2		14,771
Over Extra 1	f/m2		0.00
Over Extra 2	f/m2		0.00
Small Site	f/m2		0.00
Site Costs	Bara	15.00%	225,911
BNS	0.50%		1,739,596

RESIDUAL CASH FLOW FOR INTEREST	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
INCOME						
Market Hearing	0	2,456,097	2,456,097	2,456,097	2,456,097	2,456,097
Affordable Rent	0	394,422	394,422	394,422	394,422	394,422
Social Rent	0	0	0	0	0	0
Shared Ownership	0	92,439	92,439	92,439	92,439	92,439
First Home	0	212,253	212,253	212,253	212,253	212,253
Grant and Subsidy	0	0	0	0	0	0
EXPENDITURE						
Stamp Duty	111,445	0	0	0	0	0
Examinate etc.	34,503	0	0	0	0	0
Legal Acquisition	23,100	0	0	0	0	0
Planning Fee	350,469	0	0	0	0	0
Professional	0	499,909	499,909	499,909	499,909	499,909
Build Cost - B015 Bara	0	1,279,723	1,279,723	1,279,723	1,279,723	1,279,723
POTENTIAL CIL	0	110,000	110,000	110,000	110,000	110,000
Part CIL 10%	0	22,995	22,995	22,995	22,995	22,995
Contingency	0	49,991	49,991	49,991	49,991	49,991
Abnormal	0	74,986	74,986	74,986	74,986	74,986
Finance Fee	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Deputy	0	100,642	100,642	100,642	100,642	100,642
Leads	0	16,777	16,777	16,777	16,777	16,777
Misc	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PR	529,597	539,238	921,347	1,025,797	1,688,696	1,688,696
Far Residential Value	2,435,891					
Developer Return	55,659	66,420	64,941	107,442	141,323	175,436
Market Hearing						
Affordable Rent						
First Home						
Cash Flow	-2,463,488	-873,497	-937,727	-1,020,733	-1,796,333	-1,020,019
Opening Balance	0					
Closing Balance	-2,463,488	-1,546,985	-2,484,712	-3,505,445	-4,525,778	-5,546,017
CASH FLOW FOR CIL ADDITIONAL PROFIT						
INCOME						
Market Hearing	0	2,456,097	2,456,097	2,456,097	2,456,097	2,456,097
Affordable Rent	0	394,422	394,422	394,422	394,422	394,422
Social Rent	0	0	0	0	0	0
Shared Ownership	0	92,439	92,439	92,439	92,439	92,439
First Home	0	212,253	212,253	212,253	212,253	212,253
Grant and Subsidy	0	0	0	0	0	0
EXPENDITURE						
Stamp Duty	111,445	0	0	0	0	0
Examinate etc.	34,503	0	0	0	0	0
Legal Acquisition	23,100	0	0	0	0	0
Planning Fee	350,469	0	0	0	0	0
Professional	0	499,909	499,909	499,909	499,909	499,909
Build Cost - B015 Bara	0	1,279,723	1,279,723	1,279,723	1,279,723	1,279,723
POTENTIAL CIL	0	110,000	110,000	110,000	110,000	110,000
Part CIL 10%	0	22,995	22,995	22,995	22,995	22,995
Contingency	0	49,991	49,991	49,991	49,991	49,991
Abnormal	0	74,986	74,986	74,986	74,986	74,986
Finance Fee	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Deputy	0	100,642	100,642	100,642	100,642	100,642
Leads	0	16,777	16,777	16,777	16,777	16,777
Misc	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PR	2,475,892	921,347	1,659,493	2,221,352	3,648,496	3,648,496
Far OIL calculation						
Developer Return	46,479	47,381	45,814	97,039	141,323	175,436
Market Hearing						
Affordable Rent						
First Home						
Cash Flow	-2,419,403	-46,479	-463,715	-1,223,047	-2,210,190	-1,020,019
Opening Balance	0					
Closing Balance	-2,419,403	-2,926,372	-3,490,090	-4,713,087	-5,933,277	-6,953,296

Braunfield - 12 Urban Area						
INCOME	Av Size	m2	Number	Price €/m2	GDP €	GIA m2
Market Housing	95.8	95.75	65,000	4,900	3,659,545	747
Affordable Overall						
Affordable Rent	51.0	46.33	350	3	2,495	340,891
Social Rent	51.0	46.33	0.000	0	2,450	0
Shared Ownership	70.0	70.00	2,500	0	2,450	106,042
First Home	70.0	70.00	0.750	1	2,430	252,105
Grant and Subsidy	Affordable Rent					
	Social Rent					
	Shared Ownership					
SITE AREA - Net	0.015 ha		15	ha	4,352,493	959
SITE AREA - Gross	0.015 ha		15	ha		
Seller per Quarter	0					
Unit Build Time	3.0 quarter					

Whole Site	PerkNET	PerkGROSS	
Residual Land Value	721,635	3,322,824	3,322,824
Leasing Area Value	200,000		1,100,000
Upfit	40,615		220,000
Plus/Min	0		0
Residual Land Value	721,635		1,320,824
	€/m2		510

RESIDUAL CASH FLOW FOR INTEREST	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6						
UNIT STARTS	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Home	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0

EXPENDITURE	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Stamp Duty	25,812					
European etc.						
Legal Acquisition	10,025					
Planning Fee	5,844					
Professional	89,643					
Build Out - BOIS Bar		0	89,643	216,402	420,353	420,353
PartCIL 10%	142,121	16,500	33,000	49,500	66,000	82,500
Contingency	0	7,173	14,345	21,518	28,688	35,857
Abandon	0	0	15,545	23,318	31,141	38,964
Finance Fee	0	0	0	0	0	0
Level and Valuation	0	0	0	0	0	0
Agent	0	0	0	0	0	0
Legal	0	0	0	0	0	0
Misc.	0	0	0	0	0	0

COSTS BEFORE LAND INT AND PR	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Stamp Duty	25,812					
European etc.						
Legal Acquisition	10,025					
Planning Fee	5,844					
Professional	89,643					
Build Out - BOIS Bar		0	89,643	216,402	420,353	420,353
PartCIL 10%	142,121	16,500	33,000	49,500	66,000	82,500
Contingency	0	7,173	14,345	21,518	28,688	35,857
Abandon	0	0	15,545	23,318	31,141	38,964
Finance Fee	0	0	0	0	0	0
Level and Valuation	0	0	0	0	0	0
Agent	0	0	0	0	0	0
Legal	0	0	0	0	0	0
Misc.	0	0	0	0	0	0

Far Residual Value	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Land	721,635					
Interest	15,940	19,976	24,293	31,207	41,732	52,352
Developer Return						
Market Housing						
Affordable Far Rent						
First Home						
Cash Flow	-852,240	-189,119	-283,835	-374,014	-555,994	-545,419
Opening Balance	-852,240	-1,010,267	-1,295,102	-1,449,416	-2,025,411	-2,732,100

DEVELOPMENT COSTS		
LAND	Unit	Total
Stamp Duty	25,812	721,635
European etc.		
Legal Acquisition	10,025	36,406
Planning Fee	5,844	
Professional	179,226	164,070
Build Out	1,741	1,724,410
PartCIL 10%	142,121	340,321
Contingency	5,000	86,071
Abandon	5,000	7,200
Finance Fee	0	0
Level and Valuation	7,500	0
Agent	0	0
Legal	0	0
Misc.	0	0
Developer Profit	17,500	640,424
Market Housing	17,500	71,293
Affordable Housing	17,500	44,111
First Home	17,500	

Planning fee calc		
Rate	dup	rate
10	10	462
10	10	133
0	0	0
Total		5,844

Stamp duty calc - Residual		
Rate	dup	rate
10	10	462
10	10	133
0	0	0
Total		5,844

Stamp duty calc - Residual		
Rate	dup	rate
10	10	462
10	10	133
0	0	0
Total		5,844

PartCIL 10%		
Rate	dup	rate
10	10	462
10	10	133
0	0	0
Total		5,844

PartCIL 10%		
Rate	dup	rate
10	10	462
10	10	133
0	0	0
Total		5,844

Inf Tariff		
Rate	dup	rate
10	10	462
10	10	133
0	0	0
Total		5,844

Build Out		
Rate	dup	rate
10	10	462
10	10	133
0	0	0
Total		5,844

Build Out		
Rate	dup	rate
10	10	462
10	10	133
0	0	0
Total		5,844

Build Out		
Rate	dup	rate
10	10	462
10	10	133
0	0	0
Total		5,844

Build Out		
Rate	dup	rate
10	10	462
10	10	133
0	0	0
Total		5,844

Build Out		
Rate	dup	rate
10	10	462
10	10	133
0	0	0
Total		5,844

Build Out		
Rate	dup	rate
10	10	462
10	10	133
0	0	0
Total		5,844

Build Out		
Rate	dup	rate
10	10	462
10	10	133
0	0	0
Total		5,844

Flats 4 BF 250						
INCOME	Av Size	m2	X	Number	Price €/m2	GDV €
Market Housing	Grav	Net	65.00%	162	5,300	60,700,199
Affordable Overall	63.4	57.44	28%	175	2,415	9,599,679
Affordable Rent	63.6	57.84	0.00%	0	2,450	0
Social Rent	64.6	60.44	3.50%	6	3,710	1,962,078
Share of Ownership	67.9	61.73	0.75%	22	3,545	4,141,349
First Home						1,418
Grant and Subsidy	Affordable Rent				0	0
	Social Rent				0	0
	Share of Ownership				0	0
SITE AREA - Net	3,125 ha		50	ha		
SITE AREA - Grav	4,464 ha		55	ha		
77,976,495						18,284

Whole Site	PerhaNET	PerhaGROSS
Residual Land Value	2,429,832	2,429,832
Location Site Value	4,370,714	1,500,000
Uplift	912,140	220,000
Plat/ha	20%	6%
Residual Land Value	5,532,157	1,328,832
Additional Profit	5,532,157	437

DEVELOPMENT COSTS		
LAND	Unit	Total
Land	€	401,002
Stamp Duty	€	52,450
Excavation etc.	€	0
Lease Acquisition	€	52,450
FEAR	€	52,450
Planning	€	50,700
Professional	€	3,599,170
CONSTRUCTION	€	3,649,870
Build Cost	€	32,048,255
10% FCL/FT	€	4,481,540
Contingency	€	1,692,415
Allowance	€	0
FINANCE	€	43,844,622
Finance	€	0
Interest	€	0
Legal and Valuation	€	0
SALES	€	0
Agent	€	3,312,292
Lease	€	315,312
Misc.	€	0
2,557,604		58,876,450

Planning fee calc		
Rate	Value	Fee
Net Area	250	25,000
Net Area under 50	50	12,500
Net Area over 50	200	27,500
Total		65,000

Build Cost		
Item	Unit	Value
CO2 Plant	€	3,000
Access Adpt	€	0.00
Water	€	14,771
Over Extra 1	€	0.00
Over Extra 2	€	0.00
Small Site	€	0.00
Site Costs	€	14,771
BNS	€	1,551,542

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Market Housing	2,429,832	4,358,216	4,358,216	4,358,216	4,358,216	4,358,216
Affordable Rent	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0
Share of Ownership	0	0	0	0	0	0
First Home	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0
EXPENDITURE	€	€	€	€	€	€
Stamp Duty	52,450	0	0	0	0	0
Excavation etc.	0	0	0	0	0	0
Lease Acquisition	52,450	0	0	0	0	0
Planning Fee	1,754,518	0	0	0	0	0
Professional	0	1,754,518	0	0	0	0
POTENTIAL OIL	0	0	0	0	0	0
FCL/FT	2,384,542	451,310	165,000	175,000	175,000	175,000
Contingency	0	22,844	17,497	112,323	135,293	135,293
Allowance	0	0	24,844	73,697	112,323	147,293
Finance Fee	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Agent	0	0	0	0	0	0
Lease	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PR	2,325,737	2,356,542	2,394,024	2,467,205	2,529,646	2,625,278
Far Residual Value	1,904,095	2,002,274	2,100,453	2,198,632	2,296,811	2,394,990
Developer Return	197,996	245,993	293,779	339,419	389,499	438,446
Market Housing	293,779	339,419	389,499	438,446	487,392	536,338
Affordable Far Rent	0	0	0	0	0	0
First Home	0	0	0	0	0	0
Cash Flow	-10,555,719	-2,854,537	-2,553,019	-1,954,102	-1,097,624	-3,709,146
Opening Balance	-10,555,719	-10,114,436	-10,543,225	-11,322,328	-12,070,952	-12,849,697

CASH FLOW FOR OIL ADDITIONAL PROFIT

INCOME	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Market Housing	2,429,832	4,358,216	4,358,216	4,358,216	4,358,216	4,358,216
Affordable Rent	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0
Share of Ownership	0	0	0	0	0	0
First Home	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0
EXPENDITURE	€	€	€	€	€	€
Stamp Duty	52,450	0	0	0	0	0
Excavation etc.	0	0	0	0	0	0
Lease Acquisition	52,450	0	0	0	0	0
Planning Fee	1,754,518	0	0	0	0	0
Professional	0	1,754,518	0	0	0	0
POTENTIAL OIL	0	0	0	0	0	0
FCL/FT	2,384,542	451,310	165,000	175,000	175,000	175,000
Contingency	0	22,844	17,497	112,323	135,293	135,293
Allowance	0	0	24,844	73,697	112,323	147,293
Finance Fee	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Agent	0	0	0	0	0	0
Lease	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PR	2,325,737	2,356,542	2,394,024	2,467,205	2,529,646	2,625,278
Far Oil calculation	1,904,095	2,002,274	2,100,453	2,198,632	2,296,811	2,394,990
Developer Return	197,996	245,993	293,779	339,419	389,499	438,446
Market Housing	293,779	339,419	389,499	438,446	487,392	536,338
Affordable Far Rent	0	0	0	0	0	0
First Home	0	0	0	0	0	0
Cash Flow	-10,555,719	-2,854,537	-2,553,019	-1,954,102	-1,097,624	-3,709,146
Opening Balance	-10,555,719	-10,114,436	-10,543,225	-11,322,328	-12,070,952	-12,849,697

Site 11										Flats 1 DF 250 HD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
INCOME	Air Space	m2	X	Number	Price	€/m2	GDV	€	GM	m2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Market Hearing	Grav	70.52	45.00%	163	5,300	66,736,390	15,174																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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Affordable Rent		64.5	57.84	22,750	57	2,915	9,894,679	3,783																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Social Rent		64.5	57.84	3,850	0	0	0	0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Shared Ownership		64.5	60.44	3,850	9	3,130	1,942,170	648																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
First Home		71.0	61.73	8,750	22	3,945	4,814,349	1,583																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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SITE AREA - Net		1,563 ha		160	f/a		77,105,596	15,124																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
SITE AREA - Gross		1,582 ha		162	f/a																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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										<table border="1"> <tr> <td>White Site</td> <td>ParhamET</td> <td>ParhamBOSSE</td> <td>RUN Residential MACRO c/m2/m</td> <td>0</td> </tr> <tr> <td>310,333</td> <td>310,333</td> <td>151,933</td> <td>0</td> </tr> <tr> <td>Excludes Value</td> <td>2,140,431</td> <td>1,100,000</td> <td>RUN CIL MACRO c/m2/m</td> <td>0</td> </tr> <tr> <td>Optim</td> <td>429,631</td> <td>220,000</td> <td>0</td> </tr> <tr> <td>Plus f/a</td> <td>200</td> <td>0</td> <td>0</td> </tr> <tr> <td>Benchmark Land Value</td> <td>2,570,129</td> <td>1,320,000</td> <td>0</td> </tr> <tr> <td>Additional Profit</td> <td>249,433</td> <td>15</td> <td></td> </tr> </table>										White Site	ParhamET	ParhamBOSSE	RUN Residential MACRO c/m2/m	0	310,333	310,333	151,933	0	Excludes Value	2,140,431	1,100,000	RUN CIL MACRO c/m2/m	0	Optim	429,631	220,000	0	Plus f/a	200	0	0	Benchmark Land Value	2,570,129	1,320,000	0	Additional Profit	249,433	15																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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<td>-15,519,314</td> <td>-10,996,400</td> <td>-4,233,384</td> <td>-4,844,551</td> <td>-13,493,479</td> <td>-13,493,479</td> <td>-13,493,479</td> <td>-13,493,479</td> <td>-13,493,479</td> </tr> <tr> <td colspan="10"></td> <td colspan="10"> <table border="1"> <tr> <td>Stamp Duty</td> <td>14,015</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Examinate etc.</td> <td>7,355</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Legal Acquisition</td> <td>50,700</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Planning 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<td>2,275,114</td> <td>2,713,939</td> <td>4,723,624</td> <td>6,043,697</td> <td>6,171,444</td> <td>6,387,540</td> <td>6,387,540</td> <td>6,354,126</td> <td>6,354,126</td> <td>4,344,832</td> <td>2,333,938</td> <td>323,444</td> <td>323,444</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Far CIL calculation</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Developer Return</td> <td>Interest</td> <td></td> <td>91,762</td> <td>93,403</td> <td>147,325</td> <td>200,964</td> <td>293,303</td> <td>412,494</td> <td>478,120</td> <td>493,363</td> <td>397,769</td> <td>340,641</td> <td>292,731</td> <td>206,163</td> <td>99,322</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Affordable for Rent</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> 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<td>-4,893,296</td> <td>-4,985,058</td> <td>-3,357,246</td> <td>-10,719,410</td> <td>-15,442,810</td> <td>-21,939,810</td> <td>-28,429,727</td> <td>-23,112,735</td> <td>-20,430,947</td> <td>-18,170,169</td> <td>-15,519,314</td> <td>-10,996,400</td> <td>-4,233,384</td> <td>-4,844,551</td> <td>-13,493,479</td> <td>-13,493,479</td> <td>-13,493,479</td> <td>-13,493,479</td> <td>-13,493,479</td> </tr> </table></td></tr></table>										Stamp Duty	14,015																				Examinate etc.	7,355																				Legal Acquisition	50,700																				Planning Fee	2,100,000																				Professional	597,201																				Build Over BOSSE Bars		2,449,720	55,000	220,000	3,901,109	5,015,712	5,015,712	5,015,712	5,015,712	5,015,712	5,015,712	5,015,712	3,242,000	1,671,904							PLANNING CIL																					Optimisation																					Contaminancy																					Abnormality																					Finance Fee																					Legal and Valuation																					Agent																					Lease																					Misc																					COSTS BEFORE LAND INT AND PR		2,149,153	2,449,720	2,275,114	2,419,126	4,698,220	6,029,293	6,138,231	6,354,126	6,354,126	6,354,126	6,354,126	4,344,832	2,333,938	323,444	323,444					Far Residential Value		499,293																			Developer Return	Interest		50,671	96,942	150,549	203,930	295,696	414,388	479,339	493,978	397,769	340,641	292,731	206,163	99,322						Affordable for Rent																					First Home																					Cash Flow		-2,470,458	-2,499,741	-2,375,057	-2,330,978	-4,894,150	-6,328,978	-3,466,314	-2,419,207	-2,414,857	-2,810,278	-2,887,188	-4,615,909	-6,712,551	-3,043,896	-3,923,823					Optimisation																					Optimisation Balance		-2,470,458	-5,170,246	-3,845,303	-10,371,478	-16,770,493	-28,396,406	-26,814,729	-23,148,814	-20,430,947	-18,170,169	-15,519,314	-10,996,400	-4,233,384	-4,844,551	-13,493,479	-13,493,479	-13,493,479	-13,493,479	-13,493,479											<table border="1"> <tr> <td>Stamp Duty</td> <td>14,015</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Examinate etc.</td> <td>7,355</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Legal Acquisition</td> <td>50,700</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Planning 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<td>2,275,114</td> <td>2,713,939</td> <td>4,723,624</td> <td>6,043,697</td> <td>6,171,444</td> <td>6,387,540</td> <td>6,387,540</td> <td>6,354,126</td> <td>6,354,126</td> <td>4,344,832</td> <td>2,333,938</td> <td>323,444</td> <td>323,444</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Far CIL calculation</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Developer Return</td> <td>Interest</td> <td></td> <td>91,762</td> <td>93,403</td> <td>147,325</td> <td>200,964</td> <td>293,303</td> <td>412,494</td> <td>478,120</td> <td>493,363</td> <td>397,769</td> <td>340,641</td> <td>292,731</td> <td>206,163</td> <td>99,322</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Affordable for Rent</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> 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<td>-4,893,296</td> <td>-4,985,058</td> <td>-3,357,246</td> <td>-10,719,410</td> <td>-15,442,810</td> <td>-21,939,810</td> <td>-28,429,727</td> <td>-23,112,735</td> <td>-20,430,947</td> <td>-18,170,169</td> <td>-15,519,314</td> <td>-10,996,400</td> <td>-4,233,384</td> <td>-4,844,551</td> <td>-13,493,479</td> <td>-13,493,479</td> <td>-13,493,479</td> <td>-13,493,479</td> <td>-13,493,479</td> </tr> </table>										Stamp Duty	14,015																				Examinate etc.	7,355																				Legal Acquisition	50,700																				Planning Fee	2,100,000																				Professional	597,201																				Build Over BOSSE Bars		2,449,720	55,000	220,000	3,901,109	5,015,712	5,015,712	5,015,712	5,015,712	5,015,712	5,015,712	5,015,712	3,242,000	1,671,904							POTENTIAL CIL																					Optimisation																					Contaminancy																					Abnormality																					Finance Fee																					Legal and Valuation																					Agent																					Lease																					Misc																					COSTS BEFORE LAND INT AND PR		4,893,296		2,275,114	2,713,939	4,723,624	6,043,697	6,171,444	6,387,540	6,387,540	6,354,126	6,354,126	4,344,832	2,333,938	323,444	323,444					Far CIL calculation																					Developer Return	Interest		91,762	93,403	147,325	200,964	293,303	412,494	478,120	493,363	397,769	340,641	292,731	206,163	99,322						Affordable for Rent																					First Home																					Cash Flow		-4,893,296	-91,762	-2,871,597	-2,849,815	-4,928,600	-6,285,999	-3,499,917	-2,397,032	-2,411,749	-2,810,278	-2,887,188	-4,615,909	-6,712,551	-3,043,896	-3,923,823					Optimisation																					Optimisation Balance		-4,893,296	-4,985,058	-3,357,246	-10,719,410	-15,442,810	-21,939,810	-28,429,727	-23,112,735	-20,430,947	-18,170,169	-15,519,314	-10,996,400	-4,233,384	-4,844,551	-13,493,479	-13,493,479	-13,493,479	-13,493,479	-13,493,479
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COSTS BEFORE LAND INT AND PR		2,149,153	2,449,720	2,275,114	2,419,126	4,698,220	6,029,293	6,138,231	6,354,126	6,354,126	6,354,126	6,354,126	4,344,832	2,333,938	323,444	323,444																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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Cash Flow		-2,470,458	-2,499,741	-2,375,057	-2,330,978	-4,894,150	-6,328,978	-3,466,314	-2,419,207	-2,414,857	-2,810,278	-2,887,188	-4,615,909	-6,712,551	-3,043,896	-3,923,823																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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Optimisation Balance		-2,470,458	-5,170,246	-3,845,303	-10,371,478	-16,770,493	-28,396,406	-26,814,729	-23,148,814	-20,430,947	-18,170,169	-15,519,314	-10,996,400	-4,233,384	-4,844,551	-13,493,479	-13,493,479	-13,493,479	-13,493,479	-13,493,479																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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<td>-4,233,384</td> <td>-4,844,551</td> <td>-13,493,479</td> <td>-13,493,479</td> <td>-13,493,479</td> <td>-13,493,479</td> <td>-13,493,479</td> </tr> </table>										Stamp Duty	14,015																				Examinate etc.	7,355																				Legal Acquisition	50,700																				Planning Fee	2,100,000																				Professional	597,201																				Build Over BOSSE Bars		2,449,720	55,000	220,000	3,901,109	5,015,712	5,015,712	5,015,712	5,015,712	5,015,712	5,015,712	5,015,712	3,242,000	1,671,904							POTENTIAL CIL																					Optimisation																					Contaminancy																					Abnormality																					Finance Fee																					Legal and Valuation																					Agent																					Lease																					Misc																					COSTS BEFORE LAND INT AND PR		4,893,296		2,275,114	2,713,939	4,723,624	6,043,697	6,171,444	6,387,540	6,387,540	6,354,126	6,354,126	4,344,832	2,333,938	323,444	323,444					Far CIL calculation																					Developer Return	Interest		91,762	93,403	147,325	200,964	293,303	412,494	478,120	493,363	397,769	340,641	292,731	206,163	99,322						Affordable for Rent																					First Home																					Cash Flow		-4,893,296	-91,762	-2,871,597	-2,849,815	-4,928,600	-6,285,999	-3,499,917	-2,397,032	-2,411,749	-2,810,278	-2,887,188	-4,615,909	-6,712,551	-3,043,896	-3,923,823					Optimisation																					Optimisation 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Site 13		Platted BF 155 HD					
	Average	Size	Number	Price	GDI	GIA	
	m2	sqm		\$/m2		m2	
Market Housing	Grav	70.46	65.00%	191	5,300	37,616,400	6,162
Affordable Overall			35%	8426			
Affordable Rent			22.75%	35	2,416	5,985,020	2,344
Social Rent			0.00%	0	2,450	0	0
Shared Ownership			2.50%	5	2,310	12,433,370	244
First Home			0.75%	14	3,564	2,946,170	958
Grant and Subsidy	Affordable Rent						
	Social Rent						
	Shared Ownership						
SITE AREA - Net	0.963 ha	10	1/30	1/30		47,759,893	11,844
SITE AREA - Gross	1.241 ha	12	1/30	1/30			
Sales per Quarter							
Units Build Time		3 Quarters					

Item	Value	Unit
Whole Site	241,241	sqm
Park/NET	241,241	sqm
Park/GROSS	241,241	sqm
Residual Land Value	257,977	£
Excavate Value	1,235,001	£
uplift	264,406	£
Plot Area	280	sqm
Benchmark Land Value	1,521,478	£
	1,376,882	£

Additional Profit: 65,416

Category	Item	Unit	Value
DEVELOPMENT COSTS	LAND		
	Land	£	37,616,400
	Stamp Duty	£	2,184
	Examinate etc.	£	3,796
	Lease Acquisition	£	23,990
	Planning Fee	£	1,306,297
	Professional	£	37,890
CONSTRUCTION	Build Out	£	25,992,101
	10% FOL HIT	£	4,083,081
	Dominance	£	12,946,696
	Absordable	£	12,946,696
FINANCE	Finance Fee	£	0
	Interest	£	0
	Lease/Valuation	£	0
SALES	Agent	£	1,832,794
	Lease	£	237,799
	Misc	£	0

Category	Value	Unit
Developer Profit	6,512,828	£
Market Housing	17,596	£
Affordable Housing	1,259,449	£
First Home	135,792	£

Category	Value	Unit
Planning fee calc	462	sqm
Rate	105	£/sqm
Market Housing	23,000	£
Affordable	121	£
Total	23,121	£

Category	Value	Unit
Stamp duty calc - Residual	257,977	£
Land	37,616,400	£
Stamp Duty	2,184	£

Category	Value	Unit
Stamp duty calc - Residual	1,990,420	£
Land	37,616,400	£
Stamp Duty	2,184	£
Total	1,977,977	£

Category	Value	Unit
100% FOL HIT	1,317,688	£
Total	1,317,688	£

Category	Value	Unit
10% FOL HIT	1,925,611	£
Total	1,925,611	£

Category	Value	Unit
In/Terr	0	£

Category	Value	Unit
Build Out	2,184	sqm
002 Fluor	3,048	sqm
Acc Adapt	0.00%	sqm
Water	14.71	sqm
Over Extra 1	0.00%	sqm
Over Extra 2	0.00%	sqm
Small Site	0.00%	sqm
Site Cost	10.00%	sqm
BNG	0.50%	sqm
Total	2,185.44	sqm

RESIDUAL CASH FLOW FOR INTEREST

Category	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6						
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME												
Units Started												
Market Housing	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0	0	0	0	0	0	0
First Home	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE												
Stamp Duty	2,184	0	0	0	0	0	0	0	0	0	0	0
Examinate etc.	3,796	0	0	0	0	0	0	0	0	0	0	0
Lease Acquisition	23,990	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	1,306,297	0	0	0	0	0	0	0	0	0	0	0
Professional	37,890	0	0	0	0	0	0	0	0	0	0	0
Build Out - 10% FOL HIT	25,992,101	4,083,081	12,946,696	12,946,696	330,899	165,000	0	0	0	0	0	0
Dominance	12,946,696	12,946,696	12,946,696	12,946,696	0	0	0	0	0	0	0	0
Absordable	12,946,696	12,946,696	12,946,696	12,946,696	0	0	0	0	0	0	0	0
Finance Fee	0	0	0	0	0	0	0	0	0	0	0	0
Lease/Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agent	0	0	0	0	0	0	0	0	0	0	0	0
Lease	0	0	0	0	0	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PRG	1,345,237	1,525,581	1,975,738	2,343,256	4,351,762	6,438,749	6,133,361	6,235,128	4,348,645	2,332,048	323,835	323,835

Category	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Net Residual Value	257,977	0	0	0	0	0
Developer Return	0	0	0	0	0	0
Market Housing	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0
First Home	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0
Cash Flow	-1,402,214	-1,895,439	-2,035,021	-2,440,436	-4,494,403	-5,181,136
Operating Expenses	-1,402,214	-1,895,439	-2,035,021	-2,440,436	-4,494,403	-5,181,136

CASH FLOW FOR GIL ADDITIONAL PROFIT

Category	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
INCOME						
Units Started						
Market Housing	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0
First Home	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0
EXPENDITURE						
Stamp Duty	2,184	0	0	0	0	0
Examinate etc.	3,796	0	0	0	0	0
Lease Acquisition	23,990	0	0	0	0	0
Planning Fee	1,306,297	0	0	0	0	0
Professional	37,890	0	0	0	0	0
Build Out - 10% FOL HIT	25,992,101	4,083,081	12,946,696	12,946,696	330,899	165,000
Dominance	12,946,696	12,946,696	12,946,696	12,946,696	0	0
Absordable	12,946,696	12,946,696	12,946,696	12,946,696	0	0
Finance Fee	0	0	0	0	0	0
Lease/Valuation	0	0	0	0	0	0
Agent	0	0	0	0	0	0
Lease	0	0	0	0	0	0
Misc	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PRG	1,345,237	1,525,581	1,975,738	2,343,256	4,351,762	6,438,749
Net Residual Value	257,977	0	0	0	0	0
Developer Return	0	0	0	0	0	0
Market Housing	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0
First Home	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0
Cash Flow	-2,035,722	-3,835,482	-2,485,402	-4,817,211	-5,840,024	-3,390,455
Operating Expenses	-2,035,722	-3,835,482	-2,485,402	-4,817,211	-5,840,024	-3,390,455

Site 16				Phase 12																																																																																																																																																																																																																																																																																																																																																																																																																													
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Market Housing	Grav	Net	45,000	5	4,500	2,776,950	420																																																																																																																																																																																																																																																																																																																																																																																																																										
Affordable Overall			300																																																																																																																																																																																																																																																																																																																																																																																																																														
Affordable Rent	47.1	61,000	22,750	3	2,495	448,740	103																																																																																																																																																																																																																																																																																																																																																																																																																										
Social Rent	47.1	61,000	3,800	0	2,450	0	0																																																																																																																																																																																																																																																																																																																																																																																																																										
Shared Ownership	47.1	61,000	3,800	0	3,430	17,170	24																																																																																																																																																																																																																																																																																																																																																																																																																										
First Home	47.1	61,000	0.750	1	3,430	219,492	70																																																																																																																																																																																																																																																																																																																																																																																																																										
Grant and Subsidy	Affordable Rent				0	0																																																																																																																																																																																																																																																																																																																																																																																																																											
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SITE AREA - Grav	0.180 ha		75	ft2																																																																																																																																																																																																																																																																																																																																																																																																																													
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<table border="1"> <tr> <td>Residual Land Value</td> <td>White Site</td> <td>Parhamet</td> <td>ParhamROSS</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>152,313</td> <td>1,537,345</td> <td>1,537,345</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Extrinsic Value</td> <td>176,000</td> <td></td> <td>1,100,000</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Options</td> <td>35,200</td> <td></td> <td>220,000</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Benchmark Land Value</td> <td>211,249</td> <td></td> <td>1,327,345</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Additional Profit</td> <td>232,745</td> <td></td> <td>374</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>								Residual Land Value	White Site	Parhamet	ParhamROSS						152,313	1,537,345	1,537,345					Extrinsic Value	176,000		1,100,000					Options	35,200		220,000					Benchmark Land Value	211,249		1,327,345					Additional Profit	232,745		374																																																																																																																																																																																																																																																																																																																																																																														
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Small GF - 9						
INCOME	Av Size	m2	%	Number	Price €/m2	GDT €
Market Housing	109.8	109.70	100.00%	9	5,000	4,400,000
Affordable Overall						
Affordable Rent	109.8	109.70	0.00%	0	2,750	0
Social Rent	109.8	109.70	0.00%	0	2,500	0
Shared Ownership	109.8	109.70	0.00%	0	3,500	0
First Home	109.8	109.70	0.00%	0	0	0
Grant and Subsidy	Affordable Rent				0	0
	Social Rent				0	0
	Shared Ownership				0	0
SITE AREA - Net	0.200	ha		20		
SITE AREA - Gross	0.200	ha		20		4,240,000

Whole Site	PerhaNET	PerhaGROSS
Residual Land Value	1,242,995	4,143,916
Leasing/Service Value	1,200	15,000
Upfit	0	0
Plus/Min	150,000	500,000
Backmark Land Value	157,584	525,916
Additional Profit	1,085,411	1,618,000

DEVELOPMENT COSTS			
LAND	Unit	at m2	Total
Land	€		514,48
Stamp Duty	€		10,644
Lease Acquisition	€	1,500	70,219
Planning	€		4,191
Professional	€		167,927
CONSTRUCTION			
Build Out	€	1,729	1,707,775
10% FCL/FFI	€		332,710
Contingency	€	2,500	42,494
Abnormality	€	0.00%	15,000
FINANCE			
Fee	€	0%	0
Interest	€	7.50%	0
Leasehold Valuation	€	0%	0
SALES			
Agent	€	3.0%	149,200
Lease	€	0.5%	24,700
Misc	€	0.0%	0
Developer Profit	€	17.50%	177,300
Market Housing	€	17.50%	84,500
Affordable Housing	€	17.50%	92,800
First Home	€	17.50%	0

Planning fee calc			
Item	Qty	rate	Total
Plan app fee	1	4,191	4,191
Neighbour 50	1	131	131
Neighbour 50	1	4,191	4,191
Total			8,513

Stamp duty calc - Residual			
Item	Qty	rate	Total
Land	1	514,48	514,48
Total			514,48

Stamp duty calc - Residual			
Item	Qty	rate	Total
Land	1	167,927	167,927
Total			167,927

PartCIL 10%			
Item	Qty	rate	Total
PartCIL 10%	1	16,800	16,800
Total			16,800

PartCIL 10%			
Item	Qty	rate	Total
PartCIL 10%	1	16,800	16,800
Total			16,800

RESIDUAL CASH FLOW FOR INTEREST	Year 1		Year 2		Year 3		Year 4		Year 5		Year 6	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME												
UNITS Started												
Market Housing												
Affordable Rent												
Social Rent												
Shared Ownership												
First Home												
Grant and Subsidy												
EXPENDITURE												
Stamp Duty												
Lease Acquisition												
Planning Fee												
Professional												
Build Out - BOIS Bar												
10% FCL/FFI												
Contingency												
Abnormality												
Finance Fee												
Leasehold Valuation												
Agent												
Lease												
Misc												
COSTS BEFORE LAND INT AND PR												
Far Residual Value												
Developer Return												
Market Housing												
Affordable Rent												
First Home												
Cash Flow												
Opening Balance												
Closing Balance												

CASH FLOW FOR OIL ADDITIONAL PROFIT	Year 1		Year 2		Year 3		Year 4		Year 5		Year 6	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME												
EXPENDITURE												
Stamp Duty												
Lease Acquisition												
Planning Fee												
Professional												
Build Out - BOIS Bar												
10% FCL/FFI												
Contingency												
Abnormality												
Finance Fee												
Leasehold Valuation												
Agent												
Lease												
Misc												
COSTS BEFORE LAND INT AND PR												
Far Oil calculation												
Developer Return												
Market Housing												
Affordable Rent												
First Home												
Cash Flow												
Opening Balance												
Closing Balance												

Site 19						
Green Plot						
INCOME	Av Area	Net	%	Number	Price €/m2	GDV €
Market Housing	140.0	140.0	100.00%	1	5,100	714,000
Affordable Overall	140.0	140.0	0.00%	0	0	0
Affordable Rent	140.0	140.0	0.00%	0	2,750	0
Social Rent	140.0	140.0	0.00%	0	2,500	0
Shared Ownership	140.0	140.0	0.00%	0	3,500	0
First Home	140.0	140.0	0.00%	0	0	0
Grant and Subsidy	Affordable Rent					
	Social Rent					
	Shared Ownership					
SITE AREA - Net	0.033 ha	30	1/1			700,000
SITE AREA - Gross	0.033 ha	30	1/1			140
Sales per Quarter	0					
Unit Build Time	3	Quarters				
Wholesale	Whole Site	PerkshNET	PerkshGROSS			
Residual Land Value	167,240	5,929,240	5,929,240			
Construction Value	933	0	25,000			
Uplift	0%	0	0			
Plot Area	800,000	16,647	500,000			
Benchmark Land Value	17,500		525,000			
Additional Profit	161,242		1,745			

DEVELOPMENT COSTS			
LAND	Unit	Rate	Total
Land	£/m2		167,240
Stamp Duty		347	
Examinate etc.			
Lease Acquisition	1.50%	2,510	2,517
Finance			
Planning	0.00%	25,220	25,492
Professional			
CONSTRUCTION			
Build Cost	1,172	242,116	
PM/CIL/FF	2,500	42,600	
Contingency	0.00%	4,953	
Abnormality			
FINANCE			
Finance	0%	0	
Legal and Valuation	7.50%	0	0
SALES			
Agent	3.00%	21,000	
Lease	0.50%	3,500	
Misc.	0.00%	0	24,500
Developer Profit			422,590
Market Housing	17.50%		
Affordable Housing	17.50%		
First Home	17.50%		

Planning fee calc			
Planning fee	Rate	Value	Total
Market Housing	1	462	462
Affordable HO	0	150	0
First Home HO	0	462	462
Total			924
Stamp duty calc - Residential			167,240
Land payment			247
Total			167,487
Stamp duty calc - Residential			17,500
Land payment			0
Total			17,500
PM/CIL/FF	2,500 €/Unit (all)		2,500
PM/CIL/FF	16,500 €/Unit (all)		16,500
CIL	185 €/m2		26,193
Total			45,193
Inf Tariff	0.00%	0	0

Build Cost			
Item	Rate	Value	Total
002 Plur	3.00%	49,41	1,447,500
Acc Adapt	0.00%	0.00	0.00
Water	0.00%	4.00	4.00
Over Extra 1	0.00%	0.00	0.00
Over Extra 2	0.00%	0.00	0.00
Small Site	0.00%	0.00	0.00
Site Cost	10.00%	170,00	1,700,00
BNS	0.10%	1,700	1,717,21

RESIDUAL CASH FLOW FOR INTEREST																														
INCOME	Year 1	Q1	Q2	Q3	Q4	Year 2	Q1	Q2	Q3	Q4	Year 3	Q1	Q2	Q3	Q4	Year 4	Q1	Q2	Q3	Q4	Year 5	Q1	Q2	Q3	Q4	Year 6	Q1	Q2	Q3	Q4
Market Housing																														
Affordable Rent																														
Social Rent																														
Shared Ownership																														
First Home																														
Grant and Subsidy																														
INCOME																														
Stamp Duty																														
Examinate etc.																														
Lease Acquisition																														
Planning Fee																														
Professional																														
PM/CIL/FF																														
Contingency																														
Abnormality																														
Finance Fee																														
Legal and Valuation																														
Agent																														
Lease																														
Misc.																														
COSTS BEFORE LAND INT AND PR	15,924	25,183	189,839	96,424	96,424	0	24,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty	347																													
Examinate etc.	0																													
Lease Acquisition	2,510																													
Planning Fee	462																													
Professional	12,419																													
PM/CIL/FF	24,403																													
Contingency	0																													
Abnormality	0																													
Finance Fee	0																													
Legal and Valuation	0																													
Agent	0																													
Lease	0																													
Misc.	0																													
Developer Return	167,240																													
Interest																														
Market Housing																														
Affordable Rent																														
Social Rent																														
Shared Ownership																														
First Home																														
Grant and Subsidy																														
Cash Flow	-102,374	-29,839	-110,024	-102,533	-104,486	-9,991	655,322	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Opening Balance	-102,374	-110,114	-225,144	-428,376	-532,931	-540,922	102,800	102,800	102,800	102,800	102,800	102,800	102,800	102,800	102,800	102,800	102,800	102,800	102,800	102,800	102,800	102,800	102,800	102,800	102,800	102,800	102,800	102,800	102,800	0

Strategic Brauns							
INCOME	Av Size	m2	%	Number	Price €/m2	GDV €	
Market Housing	Grav	77.6	70.91	65.00%	325	5,300	121,449,500
Affordable Overall				179			
Affordable Rent	62.4	57.44	22.75%	194	2,915	14,179,358	
Social Rent	62.6	57.44	6.00%	0	2,450	0	
Shared Ownership	64.5	60.44	3.80%	18	3,170	3,924,336	
First Home	67.0	60.93	6.75%	44	3,573	9,523,987	
Grant and Subsidy	Affordable Rent						
	Social Rent						
	Share of Ownership						
SITEAREA - Net	3,125 ha		16.0				
SITEAREA - Gross	3,472 ha		164				
154,977,200 36,540							

Whole Site	Part 1/1	Part 2/2	
Residual Land Value	13,327,449	4,241,977	3,181,663
Developer Value	2,979,484		1,000,000
OpEx	763,189		220,000
Benchmark Land Value	4,592,337	1,329,682	
Additional Profit	16,325,417	631	

DEVELOPMENT COSTS		
LAND	Unit or m2	Total
Land		656,337
Stamp Duty		15,227,740
Examinate etc.		200,064
Lease Acquisition	1.50%	851,493
Finance		
Professional	0.00%	95,200
Professional		7,265,544
CONSTRUCTION		
Build Cost	1,939	70,697,321
% of CLV		12,949,792
Contingency	5.00%	3,524,664
Abnormal	0.00%	2,574,664
Finance		
Finance	0.00%	0
Interest	7.50%	0
Legal and Valuation		0
SALES		
Agents	3.00%	4,822,316
Leads	0.50%	770,396
Misc	0.00%	0
Developer Profit		
Market Housing % Value	15.50%	23,252,643
Affordable Housing % Value	17.50%	4,843,159
First Home % Value	17.50%	1,611,423

Planning fee calc		
Item	Rate	Value
Plan Fee	400	400
Per drawing	80	23,000
Per drawing 50	150	42,000
Per drawing 50	450	15,200
Total		55,200
Stamp Duty calc - Residual		11,337,740
Levy amount		155,337
Stamp Duty calc - Residual		4,603,333
Levy amount		211,617
Per CLV 10%	25,000 (f/Unit call)	12,500,000
Per CLV 10%	16,500 (f/Unit call)	1,250,000
CLV	1%	4,699,792
Total		12,949,792
Int/Rate	% GDV	0

Build Cost		Value
CO2 Plan	3.00%	1,612,000
Acc 8 Adpt		49,374
Water		6,000
Over Extra 1	0.00%	14,774
Over Extra 2	0.00%	0,000
Small Site	0.00%	0,000
Site Cost	15.00%	1,475,165
BMS	0.50%	291,371
Total		1,934,184

RESIDUAL CASH FLOW FOR INTEREST	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
INCOME						
Market Housing	2,821,944	2,821,944	2,821,944	2,821,944	2,821,944	2,821,944
Affordable Rent	4,948,812	4,948,812	4,948,812	4,948,812	4,948,812	4,948,812
Social Rent	0	0	0	0	0	0
Shared Ownership	274,705	274,705	274,705	274,705	274,705	274,705
First Home	446,679	446,679	446,679	446,679	446,679	446,679
Grant and Subsidy	0	0	0	0	0	0
EXPENDITURE						
Stamp Duty	0	0	0	0	0	0
Examinate etc.	0	0	0	0	0	0
Lease Acquisition	0	0	0	0	0	0
Professional	0	0	0	0	0	0
Build Cost - BEMS	0	0	0	0	0	0
% of CLV	0	0	0	0	0	0
Dominance	0	0	0	0	0	0
Abnormal	0	0	0	0	0	0
Finance Fee	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Agent	0	0	0	0	0	0
Leads	0	0	0	0	0	0
Misc	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PR	4,592,337	4,609,752	4,619,632	4,619,632	4,619,632	4,619,632

Far Residual Value	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Market Housing	13,327,449	13,327,449	13,327,449	13,327,449	13,327,449	13,327,449
Affordable Rent	4,241,977	4,241,977	4,241,977	4,241,977	4,241,977	4,241,977
Social Rent	0	0	0	0	0	0
Shared Ownership	3,181,663	3,181,663	3,181,663	3,181,663	3,181,663	3,181,663
First Home	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0
Developer Return	290,337	295,710	310,379	448,935	595,541	693,130
Market Housing	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0
First Home	0	0	0	0	0	0
Cash Flow	-17,920,065	-5,035,793	-4,441,541	-3,207,096	-5,175,378	-6,719,109
OpEx	-17,920,065	-2,955,181	-2,740,389	-2,070,418	-2,818,720	-4,403,301
OpEx Balance						

CASH FLOW FOR CLV ADDITIONAL PROFIT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
INCOME						
Market Housing	2,821,944	2,821,944	2,821,944	2,821,944	2,821,944	2,821,944
Affordable Rent	4,948,812	4,948,812	4,948,812	4,948,812	4,948,812	4,948,812
Social Rent	0	0	0	0	0	0
Shared Ownership	274,705	274,705	274,705	274,705	274,705	274,705
First Home	446,679	446,679	446,679	446,679	446,679	446,679
Grant and Subsidy	0	0	0	0	0	0
EXPENDITURE						
Stamp Duty	0	0	0	0	0	0
Examinate etc.	0	0	0	0	0	0
Lease Acquisition	0	0	0	0	0	0
Professional	0	0	0	0	0	0
Build Cost - BEMS	0	0	0	0	0	0
% of CLV	0	0	0	0	0	0
Dominance	0	0	0	0	0	0
Abnormal	0	0	0	0	0	0
Finance Fee	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0
Agent	0	0	0	0	0	0
Leads	0	0	0	0	0	0
Misc	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PR	4,592,337	4,609,752	4,619,632	4,619,632	4,619,632	4,619,632
Far calculation	290,337	295,710	310,379	448,935	595,541	693,130
Market Housing	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0
First Home	0	0	0	0	0	0
Cash Flow	-18,414,420	-240,037	-4,851,400	-3,455,142	-5,731,453	-7,825,114
OpEx	-18,414,420	-16,774,965	-20,241,191	-23,447,160	-26,467,346	-41,418,412
OpEx Balance						

Appendix 6: Residential appraisals – South Woodham Ferrers

Large GF 300 Urban Edge							Rounded		Modelling		Area ha		Characteristics								
1	UNITS	300	Aff - rented	65% % of Aff	68.25	68	Density	35 units/ha	Total	12.245	Sub Area	SWF									
	Affordable	35%	105 Shared Owr	10%	10.50	11	Net:Gross	70%	Gross	12.245 ha	Green Bro	Green									
			First Home:	25% % of Aff	26.25	26			Net	8.571 ha	Use	Agricultural									
					105	105															
			Market					Affordable for Rent				Shared Ownership			First Homes						
	Beds	m2	Circulation	195	Rounded	m2	m2	Circulation	68	Rounded	m2	11	Rounded	m2	26	Rounded	m2				
Terrace	2	73	0.0%	15%	29.25	29	2,117	70	0.0%	15%	10.20	10	700	20%	2.20	2	140	20%	5.20	4	280
Terrace	3	86	0.0%	10%	19.50	20	1,720	84	0.0%	15%	10.20	10	840	15%	1.65	2	168	15%	3.90	4	336
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	3.40	3	291	0.00	0	0	0	0.00	0	0	0
Semi	2	81	0.0%	15%	29.25	29	2,349	79	0.0%	15%	10.20	10	790	25%	2.75	3	237	25%	6.50	7	553
Semi	3	98	0.0%	20%	39.00	39	3,822	93	0.0%	15%	10.20	10	930	10%	1.10	1	93	10%	2.60	3	279
Semi	4	106	0.0%	10%	19.50	20	2,120	106	0.0%	5%	3.40	4	424	10%	1.10	1	106	10%	2.60	3	318
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0.00	0	0	0	0.00	0	0	0
Det	4	130	0.0%	10%	19.50	20	2,600	115	0.0%		0.00	0	0	0.00	0	0	0	0.00	0	0	0
Det	5	140	0.0%	10%	19.50	20	2,800	119	0.0%		0.00	0	0	0.00	0	0	0	0.00	0	0	0
Flat to5	1	40	10.0%	10%	19.50	18	792	39	10.0%	30%	20.40	21	901	20%	2.20	2	86	20%	5.20	5	215
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0	0.00	0	0	0	0.00	0	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0	0.00	0	0	0	0.00	0	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0	0.00	0	0	0	0.00	0	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0	0.00	0	0	0	0.00	0	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0	0.00	0	0	0	0.00	0	0	0
				100%	195.00	195	18,320			100%	68.00	68	4,876	100%	11.00	11	830	100%	26.00	26	1,981
			BCIS					Occupants				Population				ha per dwelling					
			Lower Q	Median	Used	m2		Beds	Count	per unit			0.0019	Local Open Space							
Terrace	2		1,402	1,402	1,402	3,237	4,538,274	Terrace	2	45		0	0.0040	Strategic Open Space							
Terrace	3		1,402	1,402	1,402	3,064	4,295,728	Terrace	3	36		0	0.0024	Natural Open Space							
Terrace	4		1,402	1,402	1,402	291	407,982	Terrace	4	3		0									
Semi	2		1,434	1,434	1,434	3,929	5,634,186	Semi	2	49	0	0									
Semi	3		1,434	1,434	1,434	5,124	7,347,816	Semi	3	53	0	0									
Semi	4		1,434	1,434	1,434	2,968	4,256,112	Semi	4	28	0	0									
Det	3		1,647	1,647	1,647	0	0	Det	3	0	0	0									
Det	4		1,647	1,647	1,647	2,600	4,282,200	Det	4	20	0	0		0.0083	ha			Open Space Requir	2,490		
Det	5		1,647	1,647	1,647	2,800	4,611,600	Det	5	20		0						Gross - Net	3,673		
Flat to5	1		1,612	1,612	1,612	1,993	3,213,038	Flat to5	1	46		0						Shortfall / Surplus	1,183		
Flat to5	2		1,612	1,612	1,612	0	0	Flat to5	2	0	0	0									
Flat to5	3		1,612	1,612	1,612	0	0	Flat to5	3	0	0	0									
Flat 6+	1		1,906	1,906	1,906	0	0	Flat 6+	1	0	0	0									
Flat 6+	2		1,906	1,906	1,906	0	0	Flat 6+	2	0	0	0									
Flat 6+	3		1,906	1,906	1,906	0	0	Flat 6+	3	0	0	0									
						26,006	38,586,936				Residents	0									
							1,484 £/m2														
			Summary					Construction				Saleable									
				Units	m2	Average		Market Housing	195	18,320	93.95	18,248	93.58								
								Aff - rented	68	4,876	71.70	4,794	70.50								
								Shared Ownership	11	830	75.44	822	74.73								
								First Homes	26	1,981	76.17	1,961	75.42								
									300	26,006		25,825									

Large GF 100 Urban Edge				Rounded		Modelling		Area ha		Characteristics											
2	UNITS	100	Aff - rented	65% % of Aff	22.75	23	Density	35 units/ha	Total	4.082	Sub Area SWF										
	Affordable	35%	35 Shared Own	10%	3.50	4	Net.Gross:	70%	Gross	4.082 ha	Green Br: Green										
			First Homes	25% % of Aff	8.75	9			Net	2.857 ha	Use Agricultural										
					35	36															
				Market				Affordable for Rent		Shared Ownership		First Homes									
	Beds	m2	Circulation	65	Rounded	m2	m2	Circulation	23	Rounded	m2	4	Rounded	m2	9	Rounded	m2				
Terrace	2	73	0.0%	15%	9.75	10	730	70	0.0%	15%	3.45	3	210	20%	0.80	1	70	20%	1.80	2	140
Terrace	3	86	0.0%	10%	6.50	7	602	84	0.0%	15%	3.45	3	252	15%	0.60	1	84	15%	1.35	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	1.15	1	97	0.00	0	0	0	0.00	0	0	0
Semi	2	81	0.0%	15%	9.75	10	810	79	0.0%	15%	3.45	4	316	25%	1.00	1	79	25%	2.25	2	158
Semi	3	98	0.0%	20%	13.00	13	1,274	93	0.0%	15%	3.45	4	372	10%	0.40	0	0	10%	0.90	1	93
Semi	4	106	0.0%	10%	6.50	7	742	106	0.0%	5%	1.15	1	106	10%	0.40	0	0	10%	0.90	1	106
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0.00	0	0	0	0.00	0	0	0
Det	4	130	0.0%	10%	6.50	7	910	115	0.0%		0.00	0	0	0.00	0	0	0	0.00	0	0	0
Det	5	140	0.0%	10%	6.50	7	980	119	0.0%		0.00	0	0	0.00	0	0	0	0.00	0	0	0
Flat to5	1	40	10.0%	10%	6.50	4	176	39	10.0%	30%	6.90	7	300	20%	0.80	1	43	20%	1.80	2	86
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0	0.00	0	0	0	0.00	0	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0	0.00	0	0	0	0.00	0	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0	0.00	0	0	0	0.00	0	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0	0.00	0	0	0	0.00	0	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0	0.00	0	0	0	0.00	0	0	0
				100%	65.00	65	6,224			100%	23.00	23	1,653	100%	4.00	4	276	100%	9.00	9	667
				BCIS				Occupants		Population		ha per dwelling									
			Lower Q	Median	Used	m2		Beds	Count	per unit		0.0019	Local Open Space								
Terrace	2		1,402	1,402	1,150	1,612,300		Terrace	2	16	0	0.0040	Strategic Open Space								
Terrace	3		1,402	1,402	1,022	1,432,844		Terrace	3	12	0	0.0024	Natural Open Space								
Terrace	4		1,402	1,402	97	135,994		Terrace	4	1	0	0.0000	0.0000								
Semi	2		1,434	1,434	1,363	1,954,542		Semi	2	17	0	0.0000	0.0000								
Semi	3		1,434	1,434	1,739	2,493,726		Semi	3	18	0	0.0000	0.0000								
Semi	4		1,434	1,434	954	1,368,036		Semi	4	9	0	0.0000	0.0000								
Det	3		1,647	1,647	0	0		Det	3	0	0	0.0000	0.0000								
Det	4		1,647	1,647	910	1,498,770		Det	4	7	0	0.0083	ha								
Det	5		1,647	1,647	980	1,614,060		Det	5	7	0		Open Space Require 0.830								
Flat to5	1		1,612	1,612	605	975,260		Flat to5	1	14	0		Gross - Net 1.224								
Flat to5	2		1,612	1,612	0	0		Flat to5	2	0	0		Shortfall / Surplus 0.394								
Flat to5	3		1,612	1,612	0	0		Flat to5	3	0	0										
Flat 6+	1		1,906	1,906	0	0		Flat 6+	1	0	0										
Flat 6+	2		1,906	1,906	0	0		Flat 6+	2	0	0										
Flat 6+	3		1,906	1,906	0	0		Flat 6+	3	0	0										
					8,820	13,085,532					Residents	0									
						1,484 £/m2															
												Summary		Construction		Saleable					
												Units	m2	Average	m2	Average					
												Market Housing	65	6,224	95.75	6,208	95.51				
												Aff - rented	23	1,653	71.88	1,626	70.70				
												Shared Ownership	4	276	68.98	272	68.00				
												First Homes	9	667	74.09	659	73.22				
													101	8,820		8,765					

Medium GF - 40 urban edge				Rounded		Modelling		Area ha		Characteristics											
3	UNITS	40	Aff - rented	65%	% of Aff	9.1	9	Density	35	units/ha	Total	1.429	Sub Area SWF								
	Affordable	35%	14	Shared Own	10%	1.40	1	Net:Gross	80%		Gross	1.429	ha	Green Br:Green							
				First Homes	25%	% of Aff	3.5	4			Net	1.143	ha	Use	Agricultural						
						14	14														
				Market				Affordable for Rent				Shared Ownership				First Homes					
	Beds	m2	Circulation	26	Rounded	m2	m2	Circulation	9	Rounded	m2	1	Shared	Rounded	m2	4	First Homes	Rounded	m2		
Terrace	2	73	0.0%	15%	3.90	4	292	70	0.0%	15%	1.35	1	70	20%	0.20	0	20%	0.80	1	70	
Terrace	3	86	0.0%	10%	2.60	3	258	84	0.0%	15%	1.35	1	84	15%	0.15	0	15%	0.60	1	84	
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.45	1	97		0.00	0		0.00	0	0	
Semi	2	81	0.0%	15%	3.90	4	324	79	0.0%	15%	1.35	1	79	25%	0.25	1	79	25%	1.00	1	79
Semi	3	98	0.0%	20%	5.20	5	490	93	0.0%	15%	1.35	1	93	10%	0.10	0	10%	0.40	0	0	
Semi	4	106	0.0%	10%	2.60	3	318	106	0.0%	5%	0.45	1	106	10%	0.10	0	10%	0.40	0	0	
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0		0.00	0	0	
Det	4	130	0.0%	10%	2.60	3	390	115	0.0%		0.00	0	0		0.00	0		0.00	0	0	
Det	5	140	0.0%	10%	2.60	3	420	119	0.0%		0.00	0	0		0.00	0		0.00	0	0	
Flat to5	1	40	10.0%	10%	2.60	1	44	39	10.0%	30%	2.70	3	129	20%	0.20	0	20%	0.80	1	43	
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0		0.00	0	0	
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0		0.00	0	0	
				100%	26.00	26	2,536			100%	9.00	9	658	100%	1.00	1	79	100%	4.00	4	276
				BCIS				Occupants				Population				ha per dwelling					
				Lower Q	Median	Used	m2			Beds	Count		per unit								
Terrace	2			1,402	1,402	432	605,664			Terrace	2	6	0	0	0.0019	Local Open Space					
Terrace	3			1,402	1,402	426	597,252			Terrace	3	5	0	0	0.0040	Strategic Open Space					
Terrace	4			1,402	1,402	97	135,994			Terrace	4	1	0	0	0.0024	Natural Open Space					
Semi	2			1,434	1,434	561	804,474			Terrace	4	1	0	0	0.0000	0.0000					
Semi	3			1,434	1,434	583	836,022			Semi	2	7	0	0	0.0000	0.0000					
Semi	4			1,434	1,434	424	608,016			Semi	3	6	0	0	0.0000	0.0000					
Det	3			1,647	1,647	0	0			Semi	4	4	0	0	0.0000	0.0000			Open Space Requir	0.332	
Det	4			1,647	1,647	390	642,330			Det	3	0	0	0	0.0000	0.0000			Gross - Net	0.286	
Det	5			1,647	1,647	420	691,740			Det	4	3	0	0	0.0000	0.0000			Shortfall / Surplus	-0.046	
Flat to5	1			1,612	1,612	216	347,547			Det	5	3	0	0	0.0083	ha					
Flat to5	2			1,612	1,612	0	0			Flat to5	1	5	0	0							
Flat to5	3			1,612	1,612	0	0			Flat to5	2	0	0	0							
Flat 6+	1			1,906	1,906	0	0			Flat to5	3	0	0	0							
Flat 6+	2			1,906	1,906	0	0			Flat 6+	1	0	0	0							
Flat 6+	3			1,906	1,906	0	0			Flat 6+	2	0	0	0							
						3,549	5,269,039			Flat 6+	3	0	0	0							
							1,485	£/m2						Residents							
				Summary				Construction				Saleable									
				Units	m2	Average	m2	Average			Units	m2	Average	m2	Average						
Market Housing				26	2,536	97.54	2,532	97.38			Market Housing	26	2,536	97.54	2,532	97.38					
Aff - rented				9	658	73.08	646	71.78			Aff - rented	9	658	73.08	646	71.78					
Shared Ownership				1	79	79.00	79	79.00			Shared Ownership	1	79	79.00	79	79.00					
First Homes				4	276	68.98	272	68.00			First Homes	4	276	68.98	272	68.00					
				40	3,549							40	3,549								

Medium GF - 20 urban edge				Rounded		Modelling		Area ha		Characteristics											
4	UNITS	20	Aff - rented	65%	% of Aff	4.55	5	Density	30	units/ha	Total	0.833	Sub Area SWF								
	Affordable	35%	7 Shared Own	10%		0.70	1	Net:Gross	80%		Gross	0.833	ha	Green Br Green							
			First Homes	25%	% of Aff	1.75	2				Net	0.667	ha	Use Agricultural							
						7	8														
				Market		Affordable for Rent				Shared Ownership		First Homes									
	Beds	m2	Circulation	13	Rounded	m2	m2	Circulation	5	Rounded	m2	1	Shared	Rounded	m2	2	First Homes	Rounded	m2		
Terrace	2	73	0.0%	15%	1.95	2	146	70	0.0%	15%	0.75	1	70	20%	0.20	0	0	20%	0.40	0	0
Terrace	3	86	0.0%	10%	1.30	1	86	84	0.0%	15%	0.75	1	84	15%	0.15	0	0	15%	0.30	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.25	0	0	0.00	0	0	0		0.00	0	0
Semi	2	81	0.0%	15%	1.95	2	162	79	0.0%	15%	0.75	1	79	25%	0.25	1	79	25%	0.50	2	158
Semi	3	98	0.0%	20%	2.60	3	294	93	0.0%	15%	0.75	0	0	10%	0.10	0	0	10%	0.20	0	0
Semi	4	106	0.0%	10%	1.30	2	212	106	0.0%	5%	0.25	0	0	10%	0.10	0	0	10%	0.20	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0.00	0	0	0		0.00	0	0
Det	4	130	0.0%	10%	1.30	1	130	115	0.0%		0.00	0	0	0.00	0	0	0		0.00	0	0
Det	5	140	0.0%	10%	1.30	1	140	119	0.0%		0.00	0	0	0.00	0	0	0		0.00	0	0
Flat to5	1	40	10.0%	10%	1.30	1	44	39	10.0%	30%	1.50	2	86	20%	0.20	0	0	20%	0.40	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0	0.00	0	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0	0.00	0	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0	0.00	0	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0	0.00	0	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0	0.00	0	0	0		0.00	0	0
				100%	13.00	13	1,214			100%	5.00	5	319	100%	1.00	1	79	100%	2.00	2	158
				BCIS		Occupants		Population		ha per dwelling											
			Lower Q	Median	Used	m2		Beds	Count	per unit		0.0019	Local Open Space								
Terrace	2		1,402	1,402	216	302,832		Terrace	2	3	0	0	0.0040	Strategic Open Space							
Terrace	3		1,402	1,402	170	238,340		Terrace	3	2	0	0	0.0024	Natural Open Space							
Terrace	4		1,402	1,402	0	0		Terrace	4	0	0	0	0.0000	0.0000							
Semi	2		1,434	1,434	478	685,452		Semi	2	6	0	0	0.0000	0.0000							
Semi	3		1,434	1,434	294	421,596		Semi	3	3	0	0	0.0000	0.0000							
Semi	4		1,434	1,434	212	304,008		Semi	4	2	0	0	0.0000	0.0000							
Det	3		1,647	1,647	0	0		Det	3	0	0	0	0.0000	0.0000	Open Space Requir	0.166					
Det	4		1,647	1,647	130	214,110		Det	4	1	0	0	0.0000	0.0000	Gross - Net	0.167					
Det	5		1,647	1,647	140	230,580		Det	5	1	0	0	0.0083	ha	Shortfall / Surplus	0.001					
Flat to5	1		1,612	1,612	130	209,238		Flat to5	1	3	0	0									
Flat to5	2		1,612	1,612	0	0		Flat to5	2	0	0	0									
Flat to5	3		1,612	1,612	0	0		Flat to5	3	0	0	0									
Flat 6+	1		1,906	1,906	0	0		Flat 6+	1	0	0	0									
Flat 6+	2		1,906	1,906	0	0		Flat 6+	2	0	0	0									
Flat 6+	3		1,906	1,906	0	0		Flat 6+	3	0	0	0									
						1,770	2,606,156														
							1,473	£/m2													
				Summary		Construction		Saleable													
			Units	m2	Average	m2	Average														
Market Housing			13	1,214	93.38	1,210	93.08														
Aff - rented			5	319	63.76	311	62.20														
Shared Ownership			1	79	79.00	79	79.00														
First Homes			2	158	79.00	158	79.00														
			21	1,770			1,758														

Medium GF - 12 urban edge				Rounded		Modelling		Area ha		Characteristics											
5	UNITS	12	Aff - rented	65%	% of Aff	2.73	3	Density	30	units/ha	Total	0.500	Sub Area SWF								
	Affordable	35%	4.2	Shared Own	10%	0.42	0	Net:Gross	80%		Gross	0.500	ha	Green Br:Green							
				First Homes	25%	% of Aff	1.05				Net	0.400	ha	Use	Agricultural						
						4.2	4														
				Market					Affordable for Rent			Shared Ownership			First Homes						
	Beds	m2	Circulation	8	Rounded	m2		m2	Circulation	3	Rounded	m2	0	Rounded	m2	1	Rounded	m2			
Terrace	2	73	0.0%		0.00	0	0	70	0.0%	15%	0.45	1	70	20%	0.00	0	20%	0.20	1	70	
Terrace	3	86	0.0%		0.00	0	0	84	0.0%	15%	0.45	1	84	15%	0.00	0	15%	0.15	0	0	
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.15	0	0	0.00	0	0	0.00	0	0	0	
Semi	2	81	0.0%		0.00	0	0	79	0.0%	15%	0.45	0	0	25%	0.00	0	25%	0.25	0	0	
Semi	3	98	0.0%	60%	4.80	4	392	93	0.0%	15%	0.45	0	0	10%	0.00	0	10%	0.10	0	0	
Semi	4	106	0.0%		0.00	0	0	106	0.0%	5%	0.15	0	0	10%	0.00	0	10%	0.10	0	0	
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0	0.00	0	0	0.00	0	0	0	
Det	4	130	0.0%	20%	1.60	2	260	115	0.0%		0.00	0	0	0.00	0	0	0.00	0	0	0	
Det	5	140	0.0%	20%	1.60	2	280	119	0.0%		0.00	0	0	0.00	0	0	0.00	0	0	0	
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	30%	0.90	1	43	20%	0.00	0	20%	0.20	0	0	
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0	0.00	0	0	0.00	0	0	0	
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0	0.00	0	0	0.00	0	0	0	
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0	0.00	0	0	0.00	0	0	0	
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0	0.00	0	0	0.00	0	0	0	
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0	0.00	0	0	0.00	0	0	0	
				100%	8.00	8	932			100%	3.00	3	197	100%	0.00	0	0	100%	1.00	1	70
				BCIS					Occupants			Population			ha per dwelling						
				Lower Q	Median	Used	m2			Beds	Count	per unit		0.0019	Local Open Space						
Terrace	2			1,402	1,402	140	196,280			Terrace	2	2	0	0.0040	Strategic Open Space						
Terrace	3			1,402	1,402	84	117,768			Terrace	3	1	0	0.0024	Natural Open Space						
Terrace	4			1,402	1,402	0	0			Terrace	4	0	0	0.0000							
Semi	2			1,434	1,434	0	0			Semi	2	0	0	0.0000							
Semi	3			1,434	1,434	392	562,128			Semi	3	4	0	0.0000							
Semi	4			1,434	1,434	0	0			Semi	4	0	0	0.0000							
Det	3			1,647	1,647	0	0			Det	3	0	0	0.0000			Open Space Require	0.100			
Det	4			1,647	1,647	260	428,220			Det	4	2	0	0.0000			Gross - Net	0.100			
Det	5			1,647	1,647	280	461,160			Det	5	2	0	0.0000			Shortfall / Surplus	0.000			
Flat to5	1			1,612	1,612	43	69,155			Flat to5	1	1	0	0.0083	ha						
Flat to5	2			1,612	1,612	0	0			Flat to5	2	0	0								
Flat to5	3			1,612	1,612	0	0			Flat to5	3	0	0								
Flat 6+	1			1,906	1,906	0	0			Flat 6+	1	0	0								
Flat 6+	2			1,906	1,906	0	0			Flat 6+	2	0	0								
Flat 6+	3			1,906	1,906	0	0			Flat 6+	3	0	0								
						1,199	1,834,711						Residents	0							
							1,530	£/m2													
				Summary					Construction			Saleable									
				Units	m2	Average	m2	Average													
				Market Housing	8	932	116.50	932	116.50												
				Aff - rented	3	197	65.63	193	64.33												
				Shared Ownership	0	0	70.00	0	70.00												
				First Homes	1	70	70.00	70	70.00												
					12	1,199		1,195													

Brownfield - 125 Urban Area				Rounded		Modelling		Area ha		Characteristics											
6	UNITS	125	Aff - rented	65%	% of Aff	28.4375	28	Density	65	units/ha	Total	2.747	Sub Area SWF								
	Affordable	35%	43.75	Shared Own	10%	4.38	4	Net:Gross	70%		Gross	2.747	ha	Green Br:Brown							
				First Homes	25%	% of Aff	10.9375	11			Net	1.923	ha	Use PDL							
						43.75	43														
			Market					Affordable for Rent		Shared Ownership		First Homes									
	Beds	m2	Circulation	81	Rounded	m2	m2	Circulation	28	Rounded	m2	4	Rounded	m2	11	Rounded	m2				
Terrace	2	73	0.0%	25%	20.25	20	1,460	70	0.0%	15%	4.20	4	280	40%	1.60	2	140	40%	4.40	4	280
Terrace	3	86	0.0%	25%	20.25	20	1,720	84	0.0%	10%	2.80	3	252	25%	1.00	1	84	25%	2.75	3	252
Terrace	4	97	0.0%	10%	8.10	8	776	97	0.0%	10%	2.80	3	291	10%	0.40	0	0	10%	1.10	1	97
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	15%	12.15	13	1,274	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	10%	8.10	8	848	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	4.05	4	176	39	10.0%	30%	8.40	8	343	10%	0.40	1	43	10%	1.10	1	43
Flat to5	2	65	10.0%	10%	8.10	8	572	61	10.0%	20%	5.60	6	403	10%	0.40	0	0	10%	1.10	1	67
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%	15%	4.20	4	326	5%	0.20	0	0	5%	0.55	1	81
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	81.00	81	6,826			100%	28.00	28	1,894	100%	4.00	4	267	100%	11.00	11	820
			BCIS					Occupants		Population		ha per dwelling									
			Lower Q	Median	Used	m2		Beds	Count	per unit		0.0019	Local Open Space								
Terrace	2		1,402	1,402	2,160	3,028,320		Terrace	2	30	0	0	0.0040	Strategic Open Space							
Terrace	3		1,402	1,402	2,308	3,235,816		Terrace	3	27	0	0	0.0024	Natural Open Space							
Terrace	4		1,402	1,402	1,164	1,631,928		Terrace	4	12	0	0	0.0000	0.0000							
Semi	2		1,434	1,434	0	0		Semi	2	0	0	0	0.0000	0.0000							
Semi	3		1,434	1,434	1,274	1,826,916		Semi	3	13	0	0	0.0000	0.0000							
Semi	4		1,434	1,434	848	1,216,032		Semi	4	8	0	0	0.0000	0.0000	Open Space Requir	1.038					
Det	3		1,647	1,647	0	0		Det	3	0	0	0	0.0000	0.0000	Gross - Net	0.824					
Det	4		1,647	1,647	0	0		Det	4	0	0	0	0.0083	ha	Shortfall / Surplus	-0.213					
Det	5		1,647	1,647	0	0		Det	5	0	0	0									
Flat to5	1		1,612	1,612	605	975,260		Flat to5	1	14	0	0									
Flat to5	2		1,612	1,612	1,042	1,679,220		Flat to5	2	15	0	0									
Flat to5	3		1,612	1,612	407	656,084		Flat to5	3	5	0	0									
Flat 6+	1		1,906	1,906	0	0		Flat 6+	1	0	0	0									
Flat 6+	2		1,906	1,906	0	0		Flat 6+	2	0	0	0									
Flat 6+	3		1,906	1,906	0	0		Flat 6+	3	0	0	0									
					9,808	14,249,576					Residents	0									
						1,453	£/m2														
			Summary		Construction		Saleable														
			Units	m2	Average	m2	Average														
	Market Housing		81	6,826	84.27	6,758	83.43														
	Aff - rented		28	1,894	67.66	1,797	64.18														
	Shared Ownership		4	267	66.73	263	65.75														
	First Homes		11	820	74.58	803	73.00														
			124	9,808		9,621															

Brownfield - 25 Urban Area				Rounded		Modelling		Area ha		Characteristics											
8	UNITS	25	Aff - rented	65% % of Aff	5.6875	6	Density	65 units/ha	Total	0.592	Sub Area SWF										
	Affordable	35%	8.75 Shared Own	10%	0.88	1	Net:Gross	80%	Gross	0.481 ha	Green Br: Brown										
			First Homes	25% % of Aff	2.1875	2			Net	0.385 ha	Use PDL										
					8.75	9															
				Market				Affordable for Rent		Shared Ownership		First Homes									
	Beds	m2	Circulation	16	Rounded	m2	m2	Circulation	6	Rounded	m2	1	Shared	Rounded	m2	2	First Homes	Rounded	m2		
Terrace	2	73	0.0%	25%	4.00	4	292	70	0.0%	15%	0.90	1	70	40%	0.40	1	70	40%	0.80	1	70
Terrace	3	86	0.0%	25%	4.00	4	344	84	0.0%	10%	0.60	1	84	25%	0.25	0	0	25%	0.50	1	84
Terrace	4	97	0.0%	10%	1.60	2	194	97	0.0%	10%	0.60	1	97	10%	0.10	0	0	10%	0.20	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	15%	2.40	2	196	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	10%	1.60	2	212	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	0.80	1	44	39	10.0%	30%	1.80	2	86	10%	0.10	0	0	10%	0.20	0	0
Flat to5	2	65	10.0%	10%	1.60	1	72	61	10.0%	20%	1.20	1	67	10%	0.10	0	0	10%	0.20	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%	15%	0.90	0	0	5%	0.05	0	0	5%	0.10	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	16.00	16	1,354			100%	6.00	6	404	100%	1.00	1	70	100%	2.00	2	154
				BCIS				Occupants		Population		ha per dwelling									
			Lower Q	Median	Used	m2		Beds	Count	per unit		0.0019	Local Open Space								
Terrace	2		1,402	1,402	502	703,804		Terrace	2	7	0	0	0.0040	Strategic Open Space							
Terrace	3		1,402	1,402	512	717,824		Terrace	3	6	0	0	0.0024	Natural Open Space							
Terrace	4		1,402	1,402	291	407,982		Terrace	4	3	0	0	0.0000	0.0000							
Semi	2		1,434	1,434	0	0		Semi	2	0	0	0	0.0000	0.0000							
Semi	3		1,434	1,434	196	281,064		Semi	3	2	0	0	0.0000	0.0000							
Semi	4		1,434	1,434	212	304,008		Semi	4	2	0	0	0.0000	0.0000							
Det	3		1,647	1,647	0	0		Det	3	0	0	0	0.0000	0.0000	Open Space Requir	0.208					
Det	4		1,647	1,647	0	0		Det	4	0	0	0	0.0000	0.0000	Gross - Net	0.096					
Det	5		1,647	1,647	0	0		Det	5	0	0	0	0.0083	ha	Shortfall / Surplus	-0.111					
Flat to5	1		1,612	1,612	130	209,238		Flat to5	1	3	0	0									
Flat to5	2		1,612	1,612	139	223,423		Flat to5	2	2	0	0									
Flat to5	3		1,612	1,612	0	0		Flat to5	3	0	0	0									
Flat 6+	1		1,906	1,906	0	0		Flat 6+	1	0	0	0									
Flat 6+	2		1,906	1,906	0	0		Flat 6+	2	0	0	0									
Flat 6+	3		1,906	1,906	0	0		Flat 6+	3	0	0	0									
					1,981	2,847,343															
						1,437	£/m2														
								Residents		0		Summary									
												Units	Construction	Saleable							
												m2	Average	m2	Average						
												16	1,354	84.59	1,343	83.94					
												6	404	67.32	390	65.00					
												1	70	77.00	70	77.00					
												2	154	77.00	154	77.00					
												25	1,981		1,957						

Brownfield - 12 Urban Area				Rounded		Modelling		Area ha		Characteristics										
9	UNITS	12	Aff - rented	65%	% of Aff	2.73	3	Density	65	units/ha	Total	0.185	Sub Area SWF							
	Affordable	35%	4.2	Shared Own	10%	0.42	0	Net:Gross	100%		Gross	0.185	ha	Green Br: Brown						
				First Homes	25%	% of Aff	1.05				Net	0.185	ha	Use PDL						
						4.2	4													
				Market				Affordable for Rent				Shared Ownership				First Homes				
	Beds	m2	Circulation	8	Rounded	m2	m2	Circulation	3	Rounded	m2	0	Rounded	m2	1	Rounded	m2			
Terrace	2	73	0.0%	0.00	0	0	70	0.0%	0.00	0	0	100%	0.00	0	0	100%	1.00	1	70	
Terrace	3	86	0.0%	0.00	0	0	84	0.0%	0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0	
Terrace	4	97	0.0%	0.00	0	0	97	0.0%	0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0	
Semi	2	81	0.0%	30%	2.40	2	162	0.0%	0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0	
Semi	3	98	0.0%	40%	3.20	4	392	0.0%	0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0	
Semi	4	106	0.0%	30%	2.40	2	212	0.0%	0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0	
Det	3	120	0.0%	0.00	0	0	102	0.0%	0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0	
Det	4	130	0.0%	0.00	0	0	115	0.0%	0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0	
Det	5	140	0.0%	0.00	0	0	119	0.0%	0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0	
Flat to5	1	40	10.0%	0.00	0	0	39	10.0%	50%	1.50	2	86	0.00	0	0	0.00	0.00	0	0	
Flat to5	2	65	10.0%	0.00	0	0	61	10.0%	50%	1.50	1	67	0.00	0	0	0.00	0.00	0	0	
Flat to5	3	80	10.0%	0.00	0	0	74	10.0%	0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0	
Flat 6+	1	40	15.0%	0.00	0	0	39	15.0%	0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0	
Flat 6+	2	65	15.0%	0.00	0	0	61	15.0%	0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0	
Flat 6+	3	80	15.0%	0.00	0	0	74	15.0%	0.00	0	0	0.00	0.00	0	0	0.00	0.00	0	0	
				100%	8.00	8	766		100%	3.00	3	153	100%	0.00	0	0	100%	1.00	1	70
				BCIS				Occupants				Population				ha per dwelling				
				Lower Q	Median	Used	m2		Beds	Count		per unit		0.0019	Local Open Space					
Terrace	2			1,402	1,402	70	98,140		Terrace	2		1	0	0.0040	Strategic Open Space					
Terrace	3			1,402	1,402	0	0		Terrace	3		0	0	0.0024	Natural Open Space					
Terrace	4			1,402	1,402	0	0		Terrace	4		0	0	0.0000	0.0000					
Semi	2			1,434	1,434	162	232,308		Semi	2		2	0	0.0000	0.0000					
Semi	3			1,434	1,434	392	562,128		Semi	3		4	0	0.0000	0.0000					
Semi	4			1,434	1,434	212	304,008		Semi	4		2	0	0.0000	0.0000					
Det	3			1,647	1,647	0	0		Det	3		0	0	0.0000	0.0000			Open Space Require	0.100	
Det	4			1,647	1,647	0	0		Det	4		0	0	0.0000	0.0000			Gross - Net	0.000	
Det	5			1,647	1,647	0	0		Det	5		0	0	0.0000	0.0000			Shortfall / Surplus	-0.100	
Flat to5	1			1,612	1,612	86	138,310		Flat to5	1		2	0	0.0083	ha					
Flat to5	2			1,612	1,612	67	108,165		Flat to5	2		1	0		Summary					
Flat to5	3			1,612	1,612	0	0		Flat to5	3		0	0		Units	m2	Average	m2	Average	
Flat 6+	1			1,906	1,906	0	0		Flat 6+	1		0	0		Market Housing	8	766	95.75	766	95.75
Flat 6+	2			1,906	1,906	0	0		Flat 6+	2		0	0		Aff - rented	3	153	50.97	139	46.33
Flat 6+	3			1,906	1,906	0	0		Flat 6+	3		0	0		Shared Ownership	0	0	70.00	0	70.00
						989	1,443,059								First Homes	1	70	70.00	70	70.00
							1,459 £/m2									12	989		975	

Flatted BF 250		250		Aff - rented		65% % of Aff		Rounded		Modelling		Area ha		Characteristics							
10	UNITS	35%	87.5	Shared Own	10%	56.875	57	Density	80 units/ha	Total	4.464	Sub Area SWF									
	Affordable			First Homes	25% % of Aff	8.75	9	Net:Gross	70%	Gross	4.464 ha	Green Br:Brown									
						21.875	22			Net	3.125 ha	Use	PDL								
						87.5	88														
				Market				Affordable for Rent				Shared Ownership				First Homes					
	Beds	m2	Circulation	163	Rounded	m2		m2	Circulation	57	Rounded	m2	9	Shared	Rounded	m2	22	First Homes	Rounded	m2	
Terrace	2	73	0.0%	0.00	0	0		70	0.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	3	86	0.0%	0.00	0	0		84	0.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Terrace	4	97	0.0%	0.00	0	0		97	0.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Semi	2	81	0.0%	0.00	0	0		79	0.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	98	0.0%	0.00	0	0		93	0.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	106	0.0%	0.00	0	0		106	0.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	120	0.0%	0.00	0	0		102	0.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	130	0.0%	0.00	0	0		115	0.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	140	0.0%	0.00	0	0		119	0.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	40	10.0%	5%	8.15	8	352	39	10.0%	35%	19.95	20	858	20%	1.80	2	86	20%	4.40	4	172
Flat to5	2	65	10.0%	50%	81.50	82	5,863	61	10.0%	30%	17.10	17	1,141	45%	4.05	4	268	45%	9.90	10	671
Flat to5	3	80	10.0%	45%	73.35	73	6,424	74	10.0%	35%	19.95	20	1,628	35%	3.15	3	244	35%	7.70	8	651
Flat 6+	1	40	15.0%	0.00	0	0		39	15.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	15.0%	0.00	0	0		61	15.0%	0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	80	15.0%	0.00	0	0		74	15.0%	0.00	0	0		0.00	0	0		0.00	0	0	
				100%	163.00	163	12,639			100%	57.00	57	3,627	100%	9.00	9	598	100%	22.00	22	1,494
				BCIS				Occupants				Population				ha per dwelling					
			Lower Q	Median	Used	m2			Beds	Count	per unit			0.0019	Local Open Space						
Terrace	2			1,402	1,402	0	0		Terrace	2	0	0	0	0.0040	Strategic Open Space						
Terrace	3			1,402	1,402	0	0		Terrace	3	0	0	0	0.0024	Natural Open Space						
Terrace	4			1,402	1,402	0	0		Terrace	4	0	0	0	0.0000	0.0000						
Semi	2			1,434	1,434	0	0		Semi	2	0	0	0	0.0000	0.0000						
Semi	3			1,434	1,434	0	0		Semi	3	0	0	0	0.0000	0.0000						
Semi	4			1,434	1,434	0	0		Semi	4	0	0	0	0.0000	0.0000						
Det	3			1,647	1,647	0	0		Det	3	0	0	0	0.0000	0.0000			Open Space Require	2.075		
Det	4			1,647	1,647	0	0		Det	4	0	0	0	0.0000	0.0000			Gross - Net	1.339		
Det	5			1,647	1,647	0	0		Det	5	0	0	0	0.0083	ha			Shortfall / Surplus	-0.736		
Flat to5	1			1,612	1,612	1,467	2,365,449		Flat to5	1	34	0	0								
Flat to5	2			1,612	1,612	7,943	12,804,277		Flat to5	2	113	0	0								
Flat to5	3			1,612	1,612	8,947	14,423,209		Flat to5	3	104	0	0								
Flat 6+	1			1,906	1,906	0	0		Flat 6+	1	0	0	0								
Flat 6+	2			1,906	1,906	0	0		Flat 6+	2	0	0	0								
Flat 6+	3			1,906	1,906	0	0		Flat 6+	3	0	0	0								
						18,358	29,592,935					Residents	0								
							1,612 €/m2														
				Summary				Construction				Saleable									
			Units	m2	Average	m2	Average														
Market Housing			163	12,639	77.54	11,490	70.49														
Aff - rented			57	3,627	63.63	3,297	57.84														
Shared Ownership			9	598	66.49	544	60.44														
First Homes			22	1,494	67.90	1,358	61.73														
			251	18,358			16,689														

Flats BF 35				Rounded		Modelling		Area ha		Characteristics										
15	UNITS	35	Aff - rented	65%	% of Aff	7.9625	8	Density	80	units/ha	Total	0.438	Sub Area SWF							
	Affordable	35%	Shared Own	10%		1.23	1	Net:Gross	100%		Gross	0.438	ha	Green Br: Brown						
			First Homes	25%	% of Aff	3.0625	3				Net	0.438	ha	Use PDL						
						12.25	12													
			Market						Affordable for Rent			Shared Ownership			First Homes					
	Beds	m2	Circulation	23	Rounded	m2		m2	Circulation	8	Rounded	m2	1	Shared	Rounded	m2	3	First Homes	Rounded	m2
Terrace	2	73	0.0%	0.00	0	0	70	0.0%	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
Terrace	3	86	0.0%	0.00	0	0	84	0.0%	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
Terrace	4	97	0.0%	0.00	0	0	97	0.0%	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
Semi	2	81	0.0%	0.00	0	0	79	0.0%	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
Semi	3	98	0.0%	0.00	0	0	93	0.0%	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
Semi	4	106	0.0%	0.00	0	0	106	0.0%	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
Det	3	120	0.0%	0.00	0	0	102	0.0%	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
Det	4	130	0.0%	0.00	0	0	115	0.0%	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
Det	5	140	0.0%	0.00	0	0	119	0.0%	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
Flat to5	1	40	10.0%	5%	1.15	1	39	10.0%	35%	2.80	3	129	20%	0.20	0	0	20%	0.60	1	43
Flat to5	2	65	10.0%	50%	11.50	12	61	10.0%	30%	2.40	2	134	45%	0.45	1	67	45%	1.35	1	67
Flat to5	3	80	10.0%	45%	10.35	10	74	10.0%	35%	2.80	3	244	35%	0.35	0	0	35%	1.05	1	81
Flat 6+	1	40	15.0%	0.00	0	0	39	15.0%	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
Flat 6+	2	65	15.0%	0.00	0	0	61	15.0%	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
Flat 6+	3	80	15.0%	0.00	0	0	74	15.0%	0.00	0	0	0	0.00	0	0	0	0.00	0	0	0
				100%	23.00	23	1,782		100%	8.00	8	507	100%	1.00	1	67	100%	3.00	3	191
			BCIS						Occupants			Population			ha per dwelling					
			Lower Q	Median	Used	m2		Beds	Count	per unit			0.0019	Local Open Space						
Terrace	2		1,402	1,402	0	0	Terrace	2	0	0	0	0.0040	Strategic Open Space							
Terrace	3		1,402	1,402	0	0	Terrace	3	0	0	0	0.0024	Natural Open Space							
Terrace	4		1,402	1,402	0	0	Terrace	4	0	0	0	0.0000	0.0000							
Semi	2		1,434	1,434	0	0	Semi	2	0	0	0	0.0000	0.0000							
Semi	3		1,434	1,434	0	0	Semi	3	0	0	0	0.0000	0.0000							
Semi	4		1,434	1,434	0	0	Semi	4	0	0	0	0.0000	0.0000							
Det	3		1,647	1,647	0	0	Det	3	0	0	0	0.0000	0.0000			Open Space Require	0.291			
Det	4		1,647	1,647	0	0	Det	4	0	0	0	0.0000	0.0000			Gross - Net	0.000			
Det	5		1,647	1,647	0	0	Det	5	0	0	0	0.0083	ha			Shortfall / Surplus	-0.291			
Flat to5	1		1,612	1,612	216	347,547	Flat to5	1	5	0	0									
Flat to5	2		1,612	1,612	1,126	1,815,757	Flat to5	2	16	0	0									
Flat to5	3		1,612	1,612	1,206	1,943,427	Flat to5	3	14	0	0									
Flat 6+	1		1,906	1,906	0	0	Flat 6+	1	0	0	0									
Flat 6+	2		1,906	1,906	0	0	Flat 6+	2	0	0	0									
Flat 6+	3		1,906	1,906	0	0	Flat 6+	3	0	0	0									
					2,548	4,106,731					Residents	0								
						1,612	£/m2													
			Summary									Construction		Saleable						
			Units	m2	Average	m2	Average													
			Market Housing	23	1,782	77.48	1,620	70.43												
			Aff - rented	8	507	63.39	461	57.63												
			Shared Ownership	1	67	67.10	61	61.00												
			First Homes	3	191	63.80	174	58.00												
				35	2,548		2,316													

Flats 12				12				Rounded				Modelling				Area ha				Characteristics			
16	UNITS			Aff - rented	65%	% of Aff	2.73	3	Density	75	units/ha	Total	0.160	Sub Area SWF									
	Affordable	35%	4.2	Shared Own	10%		0.42	0	Net:Gross	100%		Gross	0.160	Green Br: Brown									
				First Homes	25%	% of Aff	1.05	1				Net	0.160	Use	PDL								
							4.2	4															
				Market				Affordable for Rent				Shared Ownership				First Homes							
	Bed	m2	Circulation	8	Rounded	m2		m2	Circulation	3	Rounded	m2	0	Rounded	m2	1	Rounded	m2					
	Terrace	2	73	0.0%	0.00	0	0	70	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0	0	
	Terrace	3	86	0.0%	0.00	0	0	84	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0	0	
	Terrace	4	97	0.0%	0.00	0	0	97	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0	0	
	Semi	2	81	0.0%	0.00	0	0	79	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0	0	
	Semi	3	98	0.0%	0.00	0	0	93	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0	0	
	Semi	4	106	0.0%	0.00	0	0	106	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0	0	
	Det	3	120	0.0%	0.00	0	0	102	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0	0	
	Det	4	130	0.0%	0.00	0	0	115	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0	0	
	Det	5	140	0.0%	0.00	0	0	119	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0	0	
	Flat to5	1	40	10.0%	0.00	0	0	39	10.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0	0	
	Flat to5	2	65	10.0%	50%	4.00	4	286	10.0%	100%	3.00	3	201	100%	0.00	0	0	0	100%	1.00	1	67	
	Flat to5	3	80	10.0%	50%	4.00	4	352	10.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0	0	
	Flat 6+	1	40	15.0%	0.00	0	0	39	15.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0	0	
	Flat 6+	2	65	15.0%	0.00	0	0	61	15.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0	0	
	Flat 6+	3	80	15.0%	0.00	0	0	74	15.0%	0.00	0	0	0.00	0	0	0.00	0	0	0.00	0	0	0	
				100%	8.00	8	638			100%	3.00	3	201	100%	0.00	0	0	100%	1.00	1	67		
				BCIS				Occupants				Population				ha per dwelling							
				Lower Q	Median	Used	m2			Bed	Count	per unit		0.0019	Local Open Space								
	Terrace	2		1,402	1,402	0	0			Terrace	2	0	0	0.0019	Strategic Open Space								
	Terrace	3		1,402	1,402	0	0			Terrace	3	0	0	0.0024	Natural Open Space								
	Terrace	4		1,402	1,402	0	0			Terrace	4	0	0	0.0000									
	Semi	2		1,434	1,434	0	0			Semi	2	0	0	0.0000									
	Semi	3		1,434	1,434	0	0			Semi	3	0	0	0.0000									
	Semi	4		1,434	1,434	0	0			Semi	4	0	0	0.0000									
	Det	3		1,647	1,647	0	0			Det	3	0	0	0.0000				Open Space Requir	0.052				
	Det	4		1,647	1,647	0	0			Det	4	0	0	0.0000				Gross - Net	0.000				
	Det	5		1,647	1,647	0	0			Det	5	0	0	0.0043	ha			Shortfall / Surplus	-0.052				
	Flat to5	1		1,612	1,612	0	0			Flat to5	1	0	0										
	Flat to5	2		1,612	1,612	554	893,693			Flat to5	2	8	0										
	Flat to5	3		1,612	1,612	352	567,424			Flat to5	3	4	0										
	Flat 6+	1		1,906	1,906	0	0			Flat 6+	1	0	0										
	Flat 6+	2		1,906	1,906	0	0			Flat 6+	2	0	0										
	Flat 6+	3		1,906	1,906	0	0			Flat 6+	3	0	0										
						906	1,461,117					Residents	0										
							1,612	£/m2															
				Summary				Construction				Saleable											
				Units	m2	Average	m2	Average															
	Market Housing			8	638	79.75	580	72.50															
	Aff - rented			3	201	67.10	183	61.00															
	Shared Ownership			0	0	67.10	0	61.00															
	First Homes			1	67	67.10	61	61.00															
				12	906			824															

Small GF 9				Modelling				Area ha		Characteristics									
17	UNITS	9	Aff - rented	65%	% of Aff	0	0	Density	30	units/ha	Total	0.300	Sub Area SWF						
	Affordable	0%	0 Shared Own	10%		0.00	0	Net:Gross	100%		Gross	0.300	Green Br:Green						
			First Homes	25%	% of Aff	0	0				Net	0.300	Use	Paddock					
						0	0												
				Market				Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	9		Rounded	m2		m2	Circulation	0		Rounded	m2		0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0	0
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0	0
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0	0
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0	0
Semi	3	98	0.0%	67%	6.03	6	588		93	0.0%		0.00	0	0		0.00	0	0	0
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0	0
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0	0
Det	4	130	0.0%	22%	1.98	2	260		115	0.0%		0.00	0	0		0.00	0	0	0
Det	5	140	0.0%	11%	0.99	1	140		119	0.0%		0.00	0	0		0.00	0	0	0
Flat to5	1	40	10.0%		0.00	0	0		39	10.0%	40%	0.00	0	0		0.00	0	0	0
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%	40%	0.00	0	0	100%	0.00	0	0	0
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%	20%	0.00	0	0		0.00	0	0	0
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0	0
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0	0
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0	0
				100%	9.00	9	988				100%	0.00	0	0	100%	0.00	0	0	0
				BCIS				Occupants				Population				ha per dwelling			
			Lower Q	Median	Used	m2			Beds	Count	per unit								
Terrace	2			1,402	1,402	0	0		Terrace	2	0	0	0						
Terrace	3			1,402	1,402	0	0		Terrace	3	0	0	0						
Terrace	4			1,402	1,402	0	0		Terrace	4	0	0	0		0.0024				
Semi	2			1,434	1,434	0	0		Semi	2	0	0	0		0.0000	0.0000			
Semi	3			1,434	1,434	588	843,192		Semi	3	6	0	0		0.0000	0.0000			
Semi	4			1,434	1,434	0	0		Semi	4	0	0	0		0.0000	0.0000			
Det	3			1,647	1,647	0	0		Det	3	0	0	0		0.0000	0.0000			Open Space Requir
Det	4			1,647	1,647	260	428,220		Det	4	2	0	0		0.0000	0.0000			Gross - Net
Det	5			1,647	1,647	140	230,580		Det	5	1	0	0		0.0000	0.0000			Shortfall / Surplus
Flat to5	1			1,612	1,612	0	0		Flat to5	1	0	0	0		0.0024	ha			
Flat to5	2			1,612	1,612	0	0		Flat to5	2	0	0	0						
Flat to5	3			1,612	1,612	0	0		Flat to5	3	0	0	0						
Flat 6+	1			1,906	1,906	0	0		Flat 6+	1	0	0	0						
Flat 6+	2			1,906	1,906	0	0		Flat 6+	2	0	0	0						
Flat 6+	3			1,906	1,906	0	0		Flat 6+	3	0	0	0						
						988	1,501,992												
							1,520	£/m2											
				Summary				Construction				Saleable							
			Units	m2	Average	m2	Average				Units	m2	Average	m2	Average				
Market Housing			9	988	109.78	988	109.78				9	988	109.78	988	109.78				
Aff - rented			0	0	109.78	0	109.78				0	0	109.78	0	109.78				
Shared Ownership			0	0	109.78	0	109.78				0	0	109.78	0	109.78				
First Homes			0	0	109.78	0	109.78				0	0	109.78	0	109.78				
			9	988		988					9	988		988					

Small GF - 4				Modelling				Area ha		Characteristics								
18	UNITS	4	Aff - rented	65%	% of Aff	0	0	Density	30	units/ha	Total	0.133	Sub Area SWF					
	Affordable	0%	0 Shared Own	10%		0.00	0	Net:Gross	100%		Gross	0.133	ha	Green Br: Green				
			First Homes	25%	% of Aff	0	0				Net	0.133	ha	Use Paddock				
						0	0											
			Market						Affordable for Rent			Shared Ownership			First Homes			
	Beds	m2	Circulation	4	Rounded	m2	m2	Circulation	0	Rounded	m2	0	Rounded	m2	0	Rounded	m2	
	Terrace	2	73	0.0%	0.00	0	70	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	
	Terrace	3	86	0.0%	0.00	0	84	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	
	Terrace	4	97	0.0%	0.00	0	97	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	
	Semi	2	81	0.0%	0.00	0	79	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	
	Semi	3	98	0.0%	50%	2.00	2	196	0.00	0	0	0.00	0	0	0.00	0	0	
	Semi	4	106	0.0%	0.00	0	106	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	
	Det	3	120	0.0%	0.00	0	102	0.0%	0.00	0	0	0.00	0	0	0.00	0	0	
	Det	4	130	0.0%	25%	1.00	1	130	0.00	0	0	0.00	0	0	0.00	0	0	
	Det	5	140	0.0%	25%	1.00	1	140	0.00	0	0	0.00	0	0	0.00	0	0	
	Flat to5	1	40	10.0%	0.00	0	39	10.0%	35%	0.00	0	0	0.00	0	0	0.00	0	
	Flat to5	2	65	10.0%	0.00	0	61	10.0%	50%	0.00	0	0	100%	0	100%	0.00	0	
	Flat to5	3	80	10.0%	0.00	0	74	10.0%	15%	0.00	0	0	0.00	0	0	0.00	0	
	Flat 6+	1	40	15.0%	0.00	0	39	15.0%	0.00	0	0	0.00	0	0	0.00	0	0	
	Flat 6+	2	65	15.0%	0.00	0	61	15.0%	0.00	0	0	0.00	0	0	0.00	0	0	
	Flat 6+	3	80	15.0%	0.00	0	74	15.0%	0.00	0	0	0.00	0	0	0.00	0	0	
					100%	4.00	4	466	100%	0.00	0	0	100%	0.00	0	0	100%	0.00
			BCIS						Occupants			Population			ha per dwelling			
			Lower Q	Median	Used	m2		Beds	Count	per unit			Local Open Space					
	Terrace	2		1,402	1,402	0		Terrace	2	0	0		Strategic Open Space					
	Terrace	3		1,402	1,402	0		Terrace	3	0	0	0.0024	Natural Open Space					
	Terrace	4		1,402	1,402	0		Terrace	4	0	0	0.0000	0.0000					
	Semi	2		1,434	1,434	0		Semi	2	0	0	0.0000	0.0000					
	Semi	3		1,434	1,434	196	281,064	Semi	3	2	0	0.0000	0.0000					
	Semi	4		1,434	1,434	0		Semi	4	0	0	0.0000	0.0000					
	Det	3		1,647	1,647	0		Det	3	0	0	0.0000	0.0000					
	Det	4		1,647	1,647	130	214,110	Det	4	1	0	0.0024	ha					
	Det	5		1,647	1,647	140	230,580	Det	5	1	0							
	Flat to5	1		1,612	1,612	0		Flat to5	1	0	0							
	Flat to5	2		1,612	1,612	0		Flat to5	2	0	0							
	Flat to5	3		1,612	1,612	0		Flat to5	3	0	0							
	Flat 6+	1		1,906	1,906	0		Flat 6+	1	0	0							
	Flat 6+	2		1,906	1,906	0		Flat 6+	2	0	0							
	Flat 6+	3		1,906	1,906	0		Flat 6+	3	0	0							
						466	725,754											
							1,557	£/m2										
									Residents			0						
												Summary						
												Units	Construction	Saleable				
													m2	Average	m2	Average		
												4	466	116.50	466	116.50		
												0	0	116.50	0	116.50		
												0	0	116.50	0	116.50		
												0	0	116.50	0	116.50		
												4	466			466		

Green Plot				Modelling				Area ha		Characteristics										
19	UNITS	1	Aff - rented	65%	% of Aff	Rounded	Density	30	units/ha	Total	0.033	Sub Area SWF								
	Affordable	0%	0 Shared Own	10%		0.00	Net:Gross	100%		Gross	0.033	ha	Green Br: Green							
			First Homes	25%	% of Aff	0				Net	0.033	ha	Use	Paddock						
						0														
				Market				Affordable for Rent				Shared Ownership				First Homes				
	Beds	m2	Circulation	1	Rounded	m2		m2	Circulation	0	Rounded	m2	0	Shared	Rounded	m2	0	First Homes	Rounded	m2
Terrace	2	73	0.0%		0.00	0		70	0.0%		0.00	0		0.00	0		0	0.00	0	
Terrace	3	86	0.0%		0.00	0		84	0.0%		0.00	0		0.00	0		0	0.00	0	
Terrace	4	97	0.0%		0.00	0		97	0.0%		0.00	0		0.00	0		0	0.00	0	
Semi	2	81	0.0%		0.00	0		79	0.0%		0.00	0		0.00	0		0	0.00	0	
Semi	3	98	0.0%		0.00	0		93	0.0%		0.00	0		0.00	0		0	0.00	0	
Semi	4	106	0.0%		0.00	0		106	0.0%		0.00	0		0.00	0		0	0.00	0	
Det	3	120	0.0%		0.00	0		102	0.0%		0.00	0		0.00	0		0	0.00	0	
Det	4	130	0.0%		0.00	0		115	0.0%		0.00	0		0.00	0		0	0.00	0	
Det	5	140	0.0%	100%	1.00	1	140	119	0.0%		0.00	0		0.00	0		0	0.00	0	
Flat to5	1	40	10.0%		0.00	0		39	10.0%	50%	0.00	0		0.00	0		0	0.00	0	
Flat to5	2	65	10.0%		0.00	0		61	10.0%	30%	0.00	0	100%	0.00	0	100%	0.00	0	0	
Flat to5	3	80	10.0%		0.00	0		74	10.0%	20%	0.00	0		0.00	0		0.00	0	0	
Flat 6+	1	40	15.0%		0.00	0		39	15.0%		0.00	0		0.00	0		0.00	0	0	
Flat 6+	2	65	15.0%		0.00	0		61	15.0%		0.00	0		0.00	0		0.00	0	0	
Flat 6+	3	80	15.0%		0.00	0		74	15.0%		0.00	0		0.00	0		0.00	0	0	
				100%	1.00	1	140			100%	0.00	0		100%	0.00	0		100%	0.00	0
				BCIS				Occupants				Population				ha per dwelling				
			Lower Q	Median	Used	m2			Beds	Count	per unit									
Terrace	2			1,402	1,402	0		Terrace	2	0	0	0								
Terrace	3			1,402	1,402	0		Terrace	3	0	0	0								
Terrace	4			1,402	1,402	0		Terrace	4	0	0	0								
Semi	2			1,434	1,434	0		Semi	2	0	0	0								
Semi	3			1,434	1,434	0		Semi	3	0	0	0								
Semi	4			1,434	1,434	0		Semi	4	0	0	0								
Det	3			1,647	1,647	0		Det	3	0	0	0								
Det	4			1,647	1,647	0		Det	4	0	0	0								
Det	5			1,647	1,647	140	230,580	Det	5	1	0	0								
Flat to5	1			1,612	1,612	0		Flat to5	1	0	0	0								
Flat to5	2			1,612	1,612	0		Flat to5	2	0	0	0								
Flat to5	3			1,612	1,612	0		Flat to5	3	0	0	0								
Flat 6+	1			1,906	1,906	0		Flat 6+	1	0	0	0								
Flat 6+	2			1,906	1,906	0		Flat 6+	2	0	0	0								
Flat 6+	3			1,906	1,906	0		Flat 6+	3	0	0	0								
						140	230,580													
							1,647	£/m2												
				Summary				Construction				Saleable								
									Units	m2	Average	m2	Average							
Market Housing									1	140	140.00	140	140.00							
Aff - rented									0	0	140.00	0	140.00							
Shared Ownership									0	0	140.00	0	140.00							
First Homes									0	0	140.00	0	140.00							
									1	140		140								

SITE		Site 1 Large GF 300 Urban Edge	Site 2 Large GF 100 Urban Edge	Site 3 Medium GF 40 urban edge	Site 4 Medium GF 20 urban edge	Site 5 Medium GF 12 urban edge	Site 6 Brownfield - 125 Urban Area	Site 7 Brownfield - 50 Urban Area	Site 8 Brownfield - 25 Urban Area	Site 9 Brownfield - 12 Urban Area	Site 10 Flatted BF 250	Site 11 Flatted BF 250 HD	Site 12 Flatted BF 155	Site 13 Flatted BF 155 HD	Site 14 Flats BF 75	Site 15 Flats BF 35	Site 16 Flats 12	Site 17 Small GF -9	Site 18 Small GF - 4	Site 19 Green Plot	Site 20 Small Brown - 9	Site 21 Small Brown - 6	Site 22 Brown Plot
Sub Area		SwF	SwF	SwF	SwF	SwF	SwF	SwF	SwF	SwF	SwF	SwF	SwF	SwF	SwF	SwF	SwF	SwF	SwF	SwF	SwF	SwF	
Green Brown Use		Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Green Paddock	Green Paddock	Green Paddock	Brown PDL	Brown PDL	Brown PDL
Inf Tariff	% GDV	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Affordable Housing	Overall	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
	Aff Rent 65.0%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%	22.8%
	Social Rent	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership 10.0%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
	First Homes 25%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%
ABNORMALS																							
CARRY UP		320,000	109,000	45,000	19,000	21,200	75,000	30,000	15,000	7,200	150,000	150,000	93,000	93,000	45,000	21,000	7,200	15,900	9,400	4,100	5,400	3,600	4,100
Garages	Detach	40	14	6	2	4	0	0	0	0	0	0	0	0	0	0	0	3	2	1	0	0	1
	Factor	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
	Number	20	7	3	1	2	0	0	0	0	0	0	0	0	0	0	15	5	1	0.5	0	0	0.5
	Cost	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
	Cost	140,000	49,000	21,000	7,000	14,000	0	0	0	0	0	0	0	0	0	0	10,500	7,000	3,500	0	0	0	3,500
EV Charging	Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Cost	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600
	Cost	180,000	60,000	24,000	12,000	7,200	75,000	30,000	15,000	7,200	150,000	150,000	93,000	93,000	45,000	21,000	7,200	5,400	2,400	600	5,400	3,600	600
	Group Charger																						
	GT Site																						
	Open Space ETC																						
Pre CIL s106	Educati	12,463	12,802	12,872	13,245	13,472	11,768	12,205	12,357	0	6,404	6,374	6,378	6,378	6,393	6,326	0	0	0	0	0	0	0
	Base	4,000	4,000	4,000	4,000	4,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
	Other																						
	S106	16,463	16,802	16,872	17,245	17,472	13,768	14,205	14,357	2,000	8,404	8,374	8,378	8,378	8,393	8,326	2,000	2,000	2,000	2,000	2,000	2,000	2,000
FINANCE FEE	Peak Borrowing	-18,349,547	-12,513,429	-6,883,276	-4,065,636	-2,944,373	-13,040,065	-8,352,085	-4,238,603	-2,522,388	-17,423,724	-17,521,234	-14,723,494	-16,515,920	-11,697,677	-6,447,067	-2,258,876	-3,567,280	-1,705,635	-542,822	-2,385,483	-1,580,236	-453,644
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable	Aff - rented	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	0%	0%	0%	0%	0%	0%
	Shared Ownership	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
	First Homes	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
	Aff - rented	68	23	9	3	3	28	11	6	3	57	57	35	35	17	8	3	0	0	0	0	0	0
	Market Housing	185	65	26	13	8	81	33	16	8	163	162	101	101	48	23	8	4	1	9	6	1	
	Aff - rented	68	23	9	3	3	28	11	6	3	57	57	35	35	17	8	3	0	0	0	0	0	0
	Shared Ownership	11	4	1	1	0	4	2	1	0	9	9	5	5	3	1	0	0	0	0	0	0	0
	First Homes	26	9	4	2	1	11	4	2	1	22	22	14	14	7	3	1	0	0	0	0	0	0
	Market Housing	18,320	6,224	2,536	1,214	932	6,826	2,780	1,354	766	12,639	13,139	7,827	8,182	3,740	1,782	638	988	466	140	752	490	130
	Aff - rented	4,876	1,653	658	319	197	1,894	747	404	153	3,627	3,792	2,230	2,331	1,081	507	201	0	0	0	0	0	0
	Shared Ownership	830	276	79	79	0	267	154	70	0	598	626	340	355	191	67	0	0	0	0	0	0	0
	First Homes	1,981	667	276	158	70	820	294	154	70	1,494	1,562	938	981	474	191	67	0	0	0	0	0	0
	Open Space Required	2,490	0,830	0,332	0,166	0,100	1,038	0,415	0,208	0,100	2,075	2,075	1,287	0,667	0,623	0,291	0,052	0,022	0,010	0,002	0,022	0,014	0,002
	Gross - Net	3,673	1,224	0,286	0,167	0,100	0,824	0,192	0,096	0,000	1,339	0,391	0,388	0,242	0,221	0,000	0,000	0,000	0,000	0,000	0,000	0,033	0,000
	Shortfall / Surplus	1,183	0,394	-0,046	0,001	0,000	-0,213	-0,223	-0,111	-0,100	-0,736	-1,684	-0,899	-0,424	-0,402	-0,291	-0,052	-0,022	-0,010	-0,002	-0,022	0,019	-0,002
	m2	26,006	8,820	3,549	1,770	1,199	9,808	3,974	1,981	989	18,358	19,188	11,334	11,850	5,487	2,548	906	988	466	140	752	490	130
	BCIS Total	38,556,936	13,085,532	5,268,039	2,606,156	1,834,711	14,249,576	5,753,998	2,847,343	1,443,059	29,592,335	36,438,146	18,271,053	22,595,338	8,844,722	4,106,731	1,461,117	1,501,992	725,754	230,580	1,091,264	696,880	214,110
Educati	Early Years	21,559	22,86	7,83	3,15	1,62	0,99	9	3,735	1,89	9,765	9,72	6,03	6,03	2,925	1,35	0	0	0	0	0	0	0
	Primary Places	21,559	76	26,1	10,5	5,4	3,3	30	12,45	6,3	32,55	32,4	20,1	20,1	9,75	4,5	0	0	0	0	0	0	0
	Secondary Place	26,105	51	17,4	7	3,6	2,2	20	8,3	4,2	21,7	21,6	13,4	13,4	6,5	3	0	0	0	0	0	0	0
	Plus 16 Places	26,105	11	3,62	1,45	0,75	0,45	4,14	1,71	0,87	4,68	4,66	2,89	2,89	1,4	0,65	0	0	0	0	0	0	0
	Early Years	492,839	168,807	67,911	34,926	21,343	194,031	80,523	40,747	0	210,524	209,553	130,001	130,001	63,060	29,105	0	0	0	0	0	0	0
	Primary Places	1,642,796	562,690	226,370	116,419	71,145	646,770	268,410	135,822	0	701,745	698,512	433,336	433,336	210,200	97,016	0	0	0	0	0	0	0
	Secondary Places	1,326,134	454,227	182,735	93,978	57,431	522,100	216,672	109,641	0	566,479	563,868	349,807	349,807	169,883	78,315	0	0	0	0	0	0	0
	Plus 16 Places	277,235	94,500	37,852	19,579	11,747	108,075	44,840	22,711	0	122,171	121,649	75,443	75,443	36,547	16,968	0	0	0	0	0	0	0
		3,739,004	1,280,224	514,868	264,901	161,666	1,470,976	610,243	308,321	0	1,600,919	1,593,582	988,587	988,587	479,490	221,403	0	0	0	0	0	0	0
		12,463	12,802	12,872	13,245	13,472	11,768	12,205	12,357	0	6,404	6,374	6,378	6,378	6,393	6,326	2,000	2,000	2,000	2,000	2,000	2,000	2,000

Site 3 Medium GI - 48 urban edge							
	Av Size	sq	Number	Price	GDV	GIA	
	m2			€/m2	€	m2	
Market Housing	97.5	97.20	65.00%	40	4,300	10,871,600	2,536
Affordable Overall			25%	14			
Affordable Rent	73.1	71.70	22.75%	9	2,345	1,944,765	448
Social Rent	73.1	71.70	0.00%	0	2,150	0	0
Shared Ownership	74.9	78.00	3.80%	1	2,000	332,000	116
First Home	69.0	68.00	0.75%	4	3,000	712,995	241
Grant and Subsidy	Affordable Rent						
	Social Rent						
	Shared Ownership						
SITEAREA - Net	1,140 ha		35	A-h			
SITEAREA - Gross	1,824 ha		28	B-h			
13,479,164 3,593							

DEVELOPMENT COSTS		
LAND	Unit	Total
Land	€	1,500,271
Stamp Duty	€	64,914
Exemptions etc.		0
Lease Acquisition	1.50%	22,424
Fee		87,539
Planning	0.00%	11,400
Professional	0.00%	630,524
CONSTRUCTION		
Build Cost	1,777	6,214,859
RPM / OIL HIT	2.50%	1,532,037
Contingency	0.00%	0
Abnormal	€	45,000
FINANCE		7,650,573
Fee	0%	0
Interest	7.50%	0
Level and Evaluation		0
SALES		
Agent	3.0%	404,375
Lease	0.5%	67,396
Misc.	0.0%	0
Total		16,341,631

Planning Fee Calc		
Planning Fee	Rate	Total
Neurp	40	15,400
Neurp under 50	40	131
Neurp over 50	0	0
Total		15,531
Stamp Duty Calc - Residential		
Land		1,500,271
Total		1,500,271
Stamp Duty Calc - Residential		
Land		1,500,271
Total		1,500,271
Pre OIL Hit	16,500 €/Unit (all)	648,000
Post OIL Hit	16,500 €/Unit (all)	648,000
OIL	18%	472,437
Total		1,832,437
In Term	% GDV	0

Build Cost		
Item	Unit	Value
OOD Plan	€/m2	3.00%
Access	€/m2	44.54
Water	€/m2	14.71
Over Extra 1	€/m2	0.00%
Over Extra 2	€/m2	0.00%
Small Site	€/m2	0.00%
Site Cost	€/m2	15.00%
BNG	€/m2	0.10%
Total		1,777.32

	RESIDUAL CASHFLOW FOR INTEREST				Year 1				Year 2				Year 3				Year 4				Year 5			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
Units Start	0																							
Market Housing	0																							
Affordable Rent	0																							
Social Rent	0																							
Shared Ownership	0																							
First Home	0																							
Grant and Subsidy	0																							
EXPENDITURE																								
Stamp Duty	64,914																							
Exemptions etc.	0																							
Lease Acquisition	22,424																							
Planning Fee	15,531																							
Professional	306,023																							
Build Cost - B015 Base	0																							
RPM / OIL Hit	472,437																							
Contingency	0																							
Abnormal	0																							
Finance Fee	0																							
Level and Evaluation	0																							
Agent	0																							
Lease	0																							
Misc.	0																							
COSTS BEFORE LAND INT AND PR	472,437																							
Far Residential Value	1,500,271																							
Land	1,500,271																							
Interest	36,006																							
Market Housing	45,547																							
Affordable Rent	57,746																							
First Home	70,044																							
Shared Ownership	93,788																							
Social Rent	123,815																							
Grant and Subsidy	129,061																							
Stamp Duty	123,426																							
Lease	75,913																							
Contingency	16,435																							
Developer Return																								
Market Housing	1,905,330																							
Affordable Rent	321,593																							
First Home	154,552																							
Shared Ownership	0																							
Social Rent	0																							
Grant and Subsidy	0																							
CASH FLOW FOR OIL ADDITIONAL PROFIT																								
INCOME																								
Land	750,000																							
Stamp Duty	27,000																							
Exemptions etc.	0																							
Lease Acquisition	11,200																							
Planning Fee	18,400																							
Professional	306,023																							
Build Cost - B015 Base	0																							
RPM / OIL Hit	472,437																							
Contingency	0																							
Abnormal	0																							
Finance Fee	0																							
Level and Evaluation	0																							
Agent	0																							
Lease	0																							
Misc.	0																							
COSTS BEFORE LAND INT AND PR	456,032																							
Far OIL calculation																								
Land	1,439																							
Interest	8,597																							
Market Housing	20,104																							
Affordable Rent	51,040																							
First Home	93,788																							
Shared Ownership	123,815																							
Social Rent	129,061																							
Stamp Duty	123,426																							
Lease	75,913																							
Contingency	16,435																							
Developer Return																								
Market Housing	1,905,330																							
Affordable Rent	321,593																							
First Home	154,552																							
Shared Ownership	0																							
Social Rent	0																							
Grant and Subsidy	0																							

Site 5 Braunfield - 225 Urban Area						
INCOME	Ax Size	m2	X	Number	Price \$/m2	GDP €
Market Housing	Group	Net	15.00%	15	4,500	30,000,000
Affordable Overall	67.7	64.18	22.75%	40.75	2,475	4,817,063
Affordable Rent	67.7	64.18	0.00%	0	2,350	0
Shared Ownership	67.7	68.75	3.90%	4	3,150	946,125
First Home	74.6	73.00	0.75%	11	3,024	2,416,293
Grant or Subsidy	Affordable Rent				0	0
	Special Rent				0	0
	Shared Ownership				0	0
SITE AREA - Net	1,923 ha		15	15		38,344,339
SITE AREA - Gross	2,247 ha		61	61		5,879

SCHEDULED COSTS				
Category	Unit	Value	Unit	Value
Market Housing	€/sqm	17,617	€/sqm	3,454,240
Stamp Duty	€	54,919	€	225,732
Planning Fee	€	33,480	€	1,033,497
Professional	€	1,790,247	€	0
Build Cost	€	17,240,830	€	0
PMU FOL FIT	€	3,335,200	€	0
Contingency	€	842,176	€	0
Abandonment	€	75,000	€	0
Finance	€	0	€	0
Legal	€	0	€	0
Sales	€	0	€	0
Developer Profit	€	0	€	0

DEVELOPMENT COSTS			
LAND	Unit	Value	Unit
Stamp Duty	€	54,919	€
Planning Fee	€	33,480	€
Professional	€	1,790,247	€
Build Cost	€	17,240,830	€
PMU FOL FIT	€	3,335,200	€
Contingency	€	842,176	€
Abandonment	€	75,000	€
Finance	€	0	€
Legal	€	0	€
Sales	€	0	€
Developer Profit	€	0	€

PLANNING FEES			
Category	Unit	Value	Unit
Market Housing	€/sqm	17,617	€/sqm
Affordable Rent	€/sqm	2,475	€/sqm
Shared Ownership	€/sqm	3,150	€/sqm
First Home	€/sqm	3,024	€/sqm

BUILD COST		
Category	Unit	Value
Market Housing	€/sqm	17,617
Affordable Rent	€/sqm	2,475
Shared Ownership	€/sqm	3,150
First Home	€/sqm	3,024

RESIDUAL CASH FLOW FOR INTEREST																												
	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6							
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	...																											
EXPENDITURE	...																											
COSTS BEFORE LAND INT AND PROFIT	...																											
Farmland Returns	...																											
Developer Returns	...																											
Cash Flow	...																											
Operating Balance	...																											
Overall Balance	...																											
CASH FLOW FOR OIL ADDITIONAL PROFIT																												
	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6							
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	...																											
EXPENDITURE	...																											
COSTS BEFORE LAND INT AND PROFIT	...																											
Farmland Returns	...																											
Developer Returns	...																											
Cash Flow	...																											
Operating Balance	...																											
Overall Balance	...																											

Site # **Bramfield - 25 Urban Area**

INCOME	Av Size	m2	X	Number	Price €/m2	GDP €	GIA m2
Market Housing	Group	Net	45.00%	16	4,500	1,017,500	1,379
Affordable Overall	47.3	65.00	22.75%	6	2,475	944,977	343
Social Rent	47.3	65.00	0.00%	0	0	0	0
Shared Ownership	77.8	77.00	3.80%	1	3,150	212,211	47
First Home	77.8	77.00	0.75%	2	3,055	514,489	161
Grant and Subsidy	Affordable Rent						
	Social Rent						
	Shared Ownership						
SITE AREA - Net	0.315	ha		15	Av	7,179,747	1,993
SITE AREA - Gross	0.532	ha		26	Av		

Whole Site	Parkway	Parkway	Parkway
Residual Land Value	171,692	2,245,745	1,071,715
Location Cost	45,122	150,000	0
Upfit	130,245	0	220,000
Residual Land Value	71,325	2,095,745	851,715
Additional Profit	397,493	749	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	Q1	Q2	Q3	Q4	Q1	Q2
INCOME	0	0	0	0	0	0
Market Housing	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0
First Home	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0
EXPENDITURE	33,071	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
European etc.	0	0	0	0	0	0
Land Acquisition	12,071	0	0	0	0	0
Planning Fee	11,550	0	0	0	0	0
Professional	177,991	0	0	0	0	0
Build Cost - BOD Base	0	227,110	455,220	455,220	455,220	455,220
MOI/CIL/Levy	282,240	27,500	55,000	55,000	55,000	55,000
Contingency	0	11,391	22,781	24,172	11,391	0
Abandonment	0	12,391	24,781	37,172	12,391	0
Finance Fee	0	0	0	0	0	0
Land Valuation	0	0	0	0	0	0
Deposit	0	0	0	0	0	0
Levy	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	235,242	292,348	455,445	551,118	537,282	537,282
Far Residual Value	871,425	0	0	0	0	0
Developer Return	0	20,750	25,071	34,918	46,939	62,691
Market Housing	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0
First Home	0	0	0	0	0	0
Cash Flow	-1,005,643	-233,100	-402,815	-593,106	-833,320	-999,833
Overhead Balance	-1,005,643	-1,238,779	-1,641,724	-2,234,830	-3,068,150	-4,067,983

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	Q1	Q2	Q3	Q4	Q1	Q2
INCOME	0	0	0	0	0	0
Market Housing	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0
Shared Ownership	0	0	0	0	0	0
First Home	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0
EXPENDITURE	33,071	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
European etc.	0	0	0	0	0	0
Land Acquisition	11,724	0	0	0	0	0
Planning Fee	11,550	0	0	0	0	0
Professional	177,991	0	0	0	0	0
Build Cost - BOD Base	0	227,110	455,220	455,220	455,220	455,220
POTENTIAL CIL	-451,100	27,500	55,000	55,000	55,000	55,000
MOI/CIL/Levy	0	11,391	22,781	24,172	11,391	0
Contingency	0	12,391	24,781	37,172	12,391	0
Abandonment	0	0	0	0	0	0
Finance Fee	0	0	0	0	0	0
Land Valuation	0	0	0	0	0	0
Deposit	0	0	0	0	0	0
Levy	0	0	0	0	0	0
Misc.	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	552,816	0	455,445	515,877	1,244,971	837,282
Far CIL calculation	0	16,245	16,560	19,320	25,167	42,691
Developer Return	0	0	0	0	0	0
Market Housing	0	0	0	0	0	0
Affordable Rent	0	0	0	0	0	0
First Home	0	0	0	0	0	0
Cash Flow	-552,816	-10,245	-402,815	-593,107	-833,320	-999,833
Overhead Balance	-552,816	-112,762	-1,530,577	-2,123,682	-2,956,997	-3,956,830

DEVELOPMENT COSTS	Unit	Price	Total
LAND	£/m2		171,692
Stamp Duty	£	33,071	
European etc.	£	0	
Land Acquisition	£	12,071	
Planning Fee	£	11,550	
Professional	£	177,991	
CONSTRUCTION	£		
Build Cost	£	2,417,190	
MOI/CIL/Levy	£	644,840	
Contingency	£	170,989	
Abandonment	£	170,989	
Finance Fee	£	0	
Land Valuation	£	0	
Deposit	£	0	
Levy	£	0	
Misc.	£	0	
SALES	£		
Market Housing	£	3,000	233,292
Affordable Rent	£	0.00%	30,199
First Home	£	0.00%	0
Developer Profit	£		1,974,818
Market Housing	£	17,500	197,261
Affordable Rent	£	17,500	197,261
First Home	£	17,500	197,261

Planning fee rate	Rate	Value
Planning fee fee	25	461
Market Housing	25	461
Affordable Rent	0	0
First Home	0	0
Total		11,550

Build Cost	Unit	Price	Total
Stamp Duty	£	3,000	1,423,140
Market Housing	£/m2	0.00%	0.00
Affordable Rent	£/m2	0.00%	0.00
First Home	£/m2	0.00%	0.00
Water	£/m2	0.00%	0.00
Over Extract 1	£/m2	0.00%	0.00
Over Extract 2	£/m2	0.00%	0.00
Small Site	£/m2	0.00%	0.00
Site Costs	£/m2	15.00%	1,484.24
BNG	£/m2	0.50%	232.44
Total			1,716.32

Site 9
Braunfield - 12 Urban Area

INCOME	Av Size	m2	X	Number	Price	GDV	GIA
					€/m2	€	m2
Market/Hearing	Grass	141	141	1	4,500	3,140,228	741
Affordable Overall							
Affordable Rent	51.0	46.33	22.75%	4.2	2,475	310,043	134
Shared Rent	51.0	46.33	0.00%	0	2,250	0	0
Shared Ownership	70.0	70.00	2.85%	0	2,150	92,410	24
First Home	70.0	70.00	0.75%	1	3,150	23,525	74
Grant and Subsidy							
Affordable Rent							
Shared Rent							
Shared Ownership							
SITE AREA - Net	0.115 ha			45	Av	3,998,423	949
SITE AREA - Gross	0.115 ha			45	Av		

RESIDUAL LAND VALUE	Whole Site	ParkHHT	ParkHDDGS
Residual Land Value	500,441	2,428,705	2,344,330
Location Value	200,000	1,000,000	1,000,000
Options	200,441	1,428,705	1,344,330
Residual Land Value	242,424	1,328,688	1,328,688
Additional Profit	448,411	500	

DEVELOPMENT COSTS	Factor	m2	Total
LAND			
Land		141	14,100
Stamp Duty			0
Exam/Mat/As			0
Lease Acquisition	1.50%	3,243	21,495
FEAR			
Planning	0.00%	5,544	5,544
Professional		479,326	914,370
CONSTRUCTION			
Build Cost	1,741	1,721,400	3,000,000
PM/CIL/IT	5.00%	340,260	60,000
Contingency	5.00%	60,000	10,000
Allowance	5	60,000	10,000
FINANCE			
Fee	0%	0	0
Interest	7.50%	0	0
Leasehold/Valuation			0
SALES			
Agent	3.00%	119,941	119,941
Lease	0.50%	19,990	19,990
Misc	0.00%	0	0
Developer Profit			
Market/Hearing	17.50%	548,144	548,144
Affordable/Hearing	17.50%	78,993	78,993
First Home	17.50%	69,412	69,412

PLANNING FEE RATE	Av	Rate	Total
Planning Fee	12	412	5,544
Market/Hearing	12	131	1,572
Market/Hearing	0	0	0
Total			7,116

BUILD COST	Unit	Value
Planning Fee	€/m2	1,492,228
CO2 Plus	€/m2	40,771
Acc Adapt	€/m2	0.000
Water	€/m2	4,000
Over Extract	€/m2	0.000
Over Extract	€/m2	0.000
Small Site	€/m2	1,597.14
Site Cost	€/m2	225,977
BIG	€/m2	2,354
Total		1,748,176

RESIDUAL CASH FLOW FOR INTEREST	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6										
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																
UNIT 2 Shared																
Market/Hearing																
Affordable Rent																
Shared Rent																
Shared Ownership																
First Home																
Grant and Subsidy																
EXPENDITURE																
Stamp Duty																
Exam/Mat/As																
Lease Acquisition																
Planning Fee																
Professional																
Build Cost - BCS/Bare																
PM/CIL/IT/Profit																
Contingency																
Allowance																
Finance Fee																
Leasehold/Valuation																
Agent																
Lease																
Misc																
COSTS BEFORE LAND INT AND PROFIT																

Far Residual Value	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Interest						
Developer Return						
Market/Hearing						
Affordable Rent						
Shared Rent						
Shared Ownership						
First Home						
Grant and Subsidy						
CASH FLOW FOR CIL ADDITIONAL PROFIT						

INCOME	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
INCOME						
Land						
Stamp Duty						
Exam/Mat/As						
Lease Acquisition						
Planning Fee						
Professional						
Build Cost - BCS/Bare						
POTENTIAL CIL						
PM/CIL/IT						
Contingency						
Allowance						
Finance Fee						
Leasehold/Valuation						
Agent						
Lease						
Misc						
COSTS BEFORE LAND INT AND PROFIT						
Far CIL calculation						
Interest						
Developer Return						
Market/Hearing						
Affordable Rent						
Shared Rent						
Shared Ownership						
First Home						
Grant and Subsidy						
CASH FLOW FOR CIL ADDITIONAL PROFIT						

Site 11 Flatted BF 250 HD						
INCOME	Av Size	m2	X	Number	Price	GDP
					€/m2	€
Market Hearing	Grav	Net	15.00%	163	4,800	5,571,011
Affordable Overall			25%	175		
Affordable Rent	44.5	57.44	22.75%	57	2,475	1,142,100
Social Rent	44.5	57.44	0.00%	0	2,250	0
Shared Ownership	44.5	46.44	2.80%	6	2,350	1,444,000
First Home	74.0	41.73	0.75%	22	2,150	4,252,395
Grant on a Subsidy	Affordable Rent				0	0
	Social Rent				0	0
	Shared Ownership				0	0
SITE AREA - Net	1,563	ha		160	€/a	45,432,756
SITE AREA - Gross	1,592	ha		162	€/a	19,124

RESIDENTIAL LAND VALUE	Whole Site	Parkside	Parkside BODS
Landmark Value	-1,116,432	-6,557,444	-3,481,724
Option	200	425,650	520,000
Residential Land Value	2,574,928		1,249,882
Additional Profit	-1,249,164		-122

RESIDUAL CASH FLOW FOR INTEREST	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	Q1	Q2	Q3	Q4	Q1	Q2
INCOME	0	0	0	0	0	0
EXPENDITURE	0	0	0	0	0	0
Net Cash Flow	0	0	0	0	0	0

RESIDUAL CASH FLOW FOR INTEREST	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	Q1	Q2	Q3	Q4	Q1	Q2
INCOME	0	0	0	0	0	0
EXPENDITURE	0	0	0	0	0	0
Net Cash Flow	0	0	0	0	0	0

CASH FLOW FOR OIL ADDITIONAL PROFIT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	Q1	Q2	Q3	Q4	Q1	Q2
INCOME	0	0	0	0	0	0
EXPENDITURE	0	0	0	0	0	0
Net Cash Flow	0	0	0	0	0	0

CASH FLOW FOR OIL ADDITIONAL PROFIT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	Q1	Q2	Q3	Q4	Q1	Q2
INCOME	0	0	0	0	0	0
EXPENDITURE	0	0	0	0	0	0
Net Cash Flow	0	0	0	0	0	0

DEVELOPMENT COSTS	Unit	Price	Total
LAND	€	€	€
Stamp Duty	€	€	€
Construction	€	€	€
Finance	€	€	€
Sales	€	€	€
Developer Profit	€	€	€

Stamp duty rate - Residential	Stamp duty rate - Commercial
Stamp duty rate - Residential	Stamp duty rate - Commercial
Stamp duty rate - Residential	Stamp duty rate - Commercial
Stamp duty rate - Residential	Stamp duty rate - Commercial

Build Cost	Unit	Price	Total
Build Cost	€	€	€
Build Cost	€	€	€
Build Cost	€	€	€
Build Cost	€	€	€

DEVELOPMENT COSTS	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
	Q1	Q2	Q3	Q4	Q1	Q2
Stamp Duty	0	0	0	0	0	0
Construction	0	0	0	0	0	0
Finance	0	0	0	0	0	0
Sales	0	0	0	0	0	0
Developer Profit	0	0	0	0	0	0

Stamp duty rate - Residential	Stamp duty rate - Commercial
Stamp duty rate - Residential	Stamp duty rate - Commercial
Stamp duty rate - Residential	Stamp duty rate - Commercial
Stamp duty rate - Residential	Stamp duty rate - Commercial

Build Cost	Unit	Price	Total
Build Cost	€	€	€
Build Cost	€	€	€
Build Cost	€	€	€
Build Cost	€	€	€

Site 12 Flatted BF 155

INCOME	Av Size	m2	Qty	Number	Price	€	GDV	€/m2
Market Hearings	77.8	70.49	15.00%	593	4,800	31,931,249	7,107	
Affordable Overall			3%	5,425				
Affordable Rent	43.7	37.41	22.75%	35	2,475	5,054,481	2,246	
Social Rent	43.7	37.41	0.00%	0	2,350			
Share of Ownership	43.0	44.00	3.00%	6	3,150	1,050,000	344	
Flats/Mans	47.0	60.93	0.75%	14	3,150	2,402,937	904	
Grant and Subsidy	Affordable Rent							
	Social Rent							
	Share of Ownership							
SITE AREA - Net	1,550 ha			100	0.4			
SITE AREA - Gross	1,523 ha			10	0.4			
Subsidiary Income								
Non-Build Time								
Whole Site								
Park/BELT								
Park/BOSSES								
Residential Land Value								
Opinion Value								
Plot/ha								
Residential Land Value								
Additional Profit								

DEVELOPMENT COSTS	Unit	€	Total
LAND			
Land Stamp Duty			24,421
Examinate etc.			
Lease Acquisition	1.50%	11,474	40,897
FEAR			
Professionals	0.00%	37,500	2,212,247
CONSTRUCTION			
Build Cost	1,191	20,074,735	
POTENTIAL OIL			4,000,785
Contingency	5.00%	5,000,737	
Alternative	0	1,045,737	
FINANCE			
Finance Fee	0	0	
Interest	7.50%	0	
Leasehold/Freehold			0
SALES			
Agent	3.00%	1,214,552	
Lease	0.50%	202,259	
MG	0.00%	0	
Developer Profit			
Market Hearings	17.00%		5,245,319
Affordable Hearings	17.50%		1,643,144
Flats/Mans	17.50%		455,522

Planning Fee calc	Rate	€	Total
Planning Fee	0.00%		
Ne Arup	0.05%	402	23,000
Ne Arup under 50	0.05%	101	14,400
Ne Arup over 50	0.05%	131	37,500
Stamp duty calc - Residential			
Land Payment			770,449
Stamp duty calc - Residential			
Land Payment			21,421
Stamp duty calc - Residential			
Land Payment			2,093,600
Pre OIL/106	5.000 (€/Unit/lot)		1,317,500
Pre OIL/106	16.500 (€/lot/lot)		2,957,500
OIL	106 (€/m2)		1,493,375
Inf Term			0
Inf Term	0.00%		0

Build Cost	Rate	€	Total
O2 Plus	3.00%		48,34
Ass/Adpt	0.00%		0.00
Water	0.00%		14.7
Over Extra 1	0.00%		0.00
Over Extra 2	0.00%		0.00
Small Site	0.00%		14,478.95
Site Costs	0.00%		187.52
BNS	0.00%		2.33

RESIDUAL CASH FLOW FOR INTEREST	Year 1	Q1	Q2	Q3	Q4	Year 2	Q1	Q2	Q3	Q4	Year 3	Q1	Q2	Q3	Q4	Year 4	Q1	Q2	Q3	Q4	Year 5	Q1	Q2	Q3	Q4	Year 6	Q1	Q2	Q3	Q4			
INCOME																																	
Market Hearings																																	
Affordable Overall																																	
Affordable Rent																																	
Social Rent																																	
Share of Ownership																																	
Flats/Mans																																	
Grant and Subsidy																																	
EXPENDITURE																																	
Stamp Duty																																	
Examinate etc.																																	
Lease Acquisition																																	
Professionals																																	
Build Cost - BOSSES																																	
POTENTIAL OIL																																	
Contingency																																	
Alternative																																	
Finance Fee																																	
Leasehold/Freehold																																	
Agent																																	
Lease																																	
MG																																	
ODS BEFORE LAND INT AND PROFIT																																	
Far Residential Values																																	
Developer Return																																	
Market Hearings																																	
Affordable Rent																																	
Flats/Mans																																	
CASH FLOW FOR OIL ADDITIONAL PROFIT																																	
Market Hearings																																	
Affordable Rent																																	
Flats/Mans																																	
CASH FLOW FOR OIL ADDITIONAL PROFIT																																	

Site 14		Flats BF 75																				
INCOME	Av Size m2	%	Number	Price €/m2	GDP €	GIA m2																
Market Housing	77.9	76.33	49	4,500	19,574,062	3,740																
Affordable Overall			28;																			
Affordable Rent	43.4	97.82	17	2,475	2,441,970	1,010																
Social Rent	43.4	97.82	0	2,390	0	0																
Shared Ownership	43.4	95.88	3	3,150	478,910	103																
First Home	43.7	63.57	2	3,180	1,272,797	44																
Grant and Subsidy	Affordable Rent			0	0	0																
	Social Rent			0	0	0																
	Shared Ownership			0	0	0																
SITE AREA - Max	9,042 ha		18																			
SITE AREA - Gross	1,802 ha		18																			
Salvage Operator	0																					
Unit Build Time	3.0 quarter																					
DEVELOPMENT COSTS																						
LARD																						
	Land																					
	Stamp Duty				9,974																	
	Eurozone VAT				4,922																	
	Legal Acquisition				24,990																	
	Planning Fee				24,990																	
	Professional				924,791																	
	Build Cost - BOD Base				670,179																	
	POTENTIAL OIL				1,022,223																	
	Oil Intensity				33,999																	
	Abandon				79,821																	
	Finance Fee				36,999																	
	Legal and Valuation				0																	
	Interest				0																	
	Lease				0																	
	Misc				0																	
	COSTS BEFORE LAND INT AND PROFIT				567,837																	
	Far Rental Valuation				461,471																	
	Developer Return				16,366																	
	Affordable Rent				31,611																	
	First Home				57,672																	
	Cash Flow				-970,401																	
	Overhead Balance				-780,401																	
	Operational Balance				-1,110,526																	
CASH FLOW FOR OIL ADDITIONAL PROFIT																						
	INCOME																					
	EXPENDITURE																					
	Land				1,699,092																	
	Stamp Duty				62,294																	
	Eurozone VAT				0																	
	Legal Acquisition				24,990																	
	Planning Fee				24,990																	
	Professional				924,791																	
	Build Cost - BOD Base				670,179																	
	POTENTIAL OIL				1,022,223																	
	Oil Intensity				33,999																	
	Abandon				79,821																	
	Finance Fee				36,999																	
	Legal and Valuation				0																	
	Interest				0																	
	Lease				0																	
	Misc				0																	
	COSTS BEFORE LAND INT AND PROFIT				2,493,356																	
	Far Oil calculation				39,890																	
	Developer Return				39,916																	
	Market Housing				66,204																	
	Affordable Rent				95,011																	
	First Home				194,009																	
	Cash Flow				-2,493,356																	
	Overhead Balance				-19,280																	
	Operational Balance				-1,970,274																	
	Optimised Balance				-5,822,496																	
DEVELOPER PROFIT																						
	Market Housing				17,890																	
	Affordable Housing				17,890																	
	First Home				17,890																	
	Developer Profit				2,719,234																	
	Market Housing				310,030																	
	Affordable Housing				310,030																	
	First Home				310,030																	
	Developer Profit				3,039,090																	

Site 15		Flat 35		Flats BP 35			
INCOME	Av Size m2	%	Number	Price €/m2	GDP €	GIA m2	
Market Housing	77.5	70.43	65.00%	35	4,500	7,210,761	1,763
Affordable Overall			35%	12,25			
Affordable Rent	43.4	97.43	22.75%	0	2,478	1,158,627	594
Social Rent	43.4	97.43	0.00%	0	2,250	0	0
Shared Ownership	43.7	43.68	3.95%	1	3,350	238,334	62
Flats Homeer	42.0	88.00	0.75%	3	3,350	559,579	198
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.431 ha		10	Fl		9,141,298	2,543
SITE AREA - Gross	0.432 ha		10	Fl			
Surface Quarter	0						
Sub Build Time	3 Quarters						
Whole Site		ParksNET	ParksGROSS	RUN Horizontal Macro ceter			
Residual Land Value	174,419	333,412	339,882	RUN CIL Macro ceter			
Existing Value	411,250	0	1,500,000	Check any other other			
Upfit	96,250	0	220,000				
Flow On	0	0	0				
Residual Land Value	577,588		1,324,882				
Additional Costs	-161,412		-43				

DEVELOPMENT COSTS		Per m2	Total
LAND			
Land			174,419
Stamp Duty	492		
European etc.			
Legal Acquisition	1,500	24,375	3,111
Fees			
Planning		16,170	
Professional	0.00%	495,009	505,179
CONSTRUCTION			
Build Out	1,851	4,710,765	
RM FOL JTT	0.00%	895,784	
Construction	0.00%	238,579	
Abnormal	0.00%	235,579	
		5,312,417	
FINANCE			
Fee	0%	0	
Interest	7.50%	0	
Land in Valuation		0	
SALES			
Agent	3%	274,239	
Lease	0.5%	45,706	
MG	0%	0	
		319,945	7,115,442
Developer Profit			
Market Housing	17.50%	1,243,483	
Affordable Housing	17.50%	239,927	
Flats Homeer	17.50%	37,516	

Planning Fee calc		Aug	rate	
Planning app fee		35		
Home app fee 50	35	492		16,170
Home app fee 10	0	0		0
				16,170
Stamp duty calc - Residual				
Land payment				174,419
				492
Stamp duty calc - Residual				
Land payment				174,419
				492
Pre CIL 199				
	3,500	4/Unit (all)		247,500
Pre CIL 196				
	16,500	4/Unit (all)		177,500
	16	€/m2		332,284
				959,154
Inf Term				
	7.00%	0.00%		0

Build Out		Unit	Cost
O2 Pwr	3%	€12,000	
Acc Rides	0.00%	€0	
Water	€6.71		
Door Extra 1	0.00%	€0	
Door Extra 2	0.00%	€0	
Small Site	0.00%	€0	
Site Costs	€1,475.15		
BNG	0.50%	€123	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started																								
Market Housing																								
Affordable Rent																								
Social Rent																								
Shared Ownership																								
Flats Homeer																								
Grant and Subsidy																								
EXPENDITURE																								
Stamp Duty																								
European etc.																								
Legal Acquisition																								
Planning Fee																								
Professional																								
Build Out - BOD Base																								
POTENTIAL OIL																								
Construction																								
Abnormal																								
Finance Fee																								
Land in Valuation																								
Agent																								
Lease																								
MG																								
COSTS BEFORE LAND INT AND PROFIT																								
Far Residual Valuation																								
Developer Return																								
Market Housing																								
Affordable Rent																								
Flats Homeer																								
Cash Flow																								
Operating Balance																								
CASH FLOW FOR CIL ADDITIONAL PROFIT																								
INCOME																								
Av Above																								
EXPENDITURE																								
Land																								
Stamp Duty																								
European etc.																								
Legal Acquisition																								
Planning Fee																								
Professional																								
Build Out - BOD Base																								
POTENTIAL OIL																								
Construction																								
Abnormal																								
Finance Fee																								
Land in Valuation																								
Agent																								
Lease																								
MG																								
COSTS BEFORE LAND INT AND PROFIT																								
Far CIL calculation																								
Developer Return																								
Market Housing																								
Affordable Rent																								
Flats Homeer																								
Cash Flow																								
Operating Balance																								

Site 16	Flatr 12								
INCOME	Ae Size	m2	X	Number	Price €/m2	GDP €	GIA m2		
Market Hearings	Group	79.8	78.90	65.00%	8	4,500	3,644,700	422	
Affordable Overall				3%	42				
Affordable Rent	47.1	61.00	22.75%	3	2,475	416,125	103		
Social Rent	47.1	61.00	0.00%	0	2,250	0	0		
Shared Ownership	47.1	61.00	3.90%	6	3,150	190,710	20		
First Home	47.1	61.00	0.75%	1	3,150	201,750	70		
Grant or Subsidy	Affordable Rent					0			
	Social Rent					0			
	Shared Ownership					0			
SITAREA - Net	0.161 ha		75	Fl-A		3,239,372	994		
SITAREA - Gross	0.165 ha		75	Fl-A					
Seller's Bonus	0								
Main Build Time	3.0 quarter								

Whole Site	ParkNET	ParkSBOSS	
Residual Land Value	116,293	728,441	728,441
Leasehold Value	175,000	1,000,000	
Uplift	20%	35,000	220,000
Residual Land Value	211,293	1,328,441	
Additional Profit	26,478	33	

DEVELOPMENT COSTS	Unit	Cost	Total
LAND			15,510
Land	£	0	0
Stamp Duty	£	0	0
Excess Stamp Duty	£	0	0
Leasehold Premium	£	1,749	1,749
Fees			
Planning	£	5,544	5,544
Professional	£	16,492	16,492
CONSTRUCTION			
Build Cost	£	1,642,433	1,642,433
20% FOL FIT	£	346,955	346,955
Contingency	£	49,051	49,051
Abnormal	£	82,182	82,182
FINANCE			
Fee	£	0	0
Interest	£	7,590	7,590
Legal and Professional	£	0	0
SALES			
Agent	£	97,011	97,011
Legal	£	16,197	16,197
Stamp	£	0	0
Other	£	0	0
Developer Profit			445,331
Market Hearings	Value	17,500	17,500
Affordable Rent	Value	44,251	44,251
First Home	Value	17,500	17,500

Planning fee calc	Appr	Rate	Value
Planning app fee	12	0.00%	5,544
Major app fee	12	46%	131
Major app fee 50	12	0.00%	0
Major app fee 10	12	0.00%	0
Total			5,675

Build Cost	Unit	Value
O22 Pwr	£/m2	41.34
Acc Adapt	£/m2	0.00
Water	£/m2	4.00
Over Extra 1	£/m2	0.00
Over Extra 2	£/m2	0.00
Small Site	£/m2	0.00
Site Costs	£/m2	1,444.41
BNG	£/m2	161.45
Total		1,635.24

RESIDUAL CASH FLOW FOR INTEREST	Year 1	Q1	Q2	Q3	Q4	Year 2	Q1	Q2	Q3	Q4	Year 3	Q1	Q2	Q3	Q4	Year 4	Q1	Q2	Q3	Q4	Year 5	Q1	Q2	Q3	Q4	Year 6	Q1	Q2	Q3	Q4				
INCOME																																		
UNITS Started																																		
Market Hearings										148,250																								
Affordable Rent										137,317																								
Social Rent										0																								
Shared Ownership										24,901																								
First Home										47,253																								
Grant or Subsidy										0																								
EXPENDITURE										1,675,751																								
Stamp Duty										0																								
Excess Stamp Duty										0																								
Lease Acquisition										1,749																								
Planning Fee										5,544																								
Professional										16,491																								
Build Cost - BODS Base										164,718																								
POTENTIAL OIL										44,000																								
Fee Oil FIT										32,900																								
Contingency										4,410																								
Abnormal										13,184																								
Finance Fee										20,071																								
Legal and Professional										0																								
Agent										0																								
Legal										0																								
Stamp										0																								
Other										0																								
COSTS BEFORE LAND INT AND PROFIT										1,815,161																								
Far Residential Value										116,293																								
Developer Return										3,964																								
Market Hearings										6,210																								
Affordable Rent										12,064																								
First Home										20,830																								
Cash Flow										-205,333																								
Overhead Balance										-102,451																								
Overall Balance										-307,784																								

Small SF ->						
INCOME	Ave Size	m2	X	Number	Price €/m2	GDP €
Market Hearings	109.8	109.70	100.00%	9	5,000	4,400,000
Affordable Overall						
Affordable Rent	109.8	109.70	0.00%	0	2,750	0
Social Rent	109.8	109.70	0.00%	0	2,500	0
Shared Ownership	109.8	109.70	0.00%	0	2,500	0
First Home	109.8	109.70	0.00%	0	0	0
Grant or Subsidy						
Affordable Rent						
Social Rent						
Shared Ownership						
SITAREA - Net	0.200	ks		20	Fl-A	4,400,000
SITAREA - Gross	0.200	ks		20	Fl-A	
Seller's Bonus						
Main Build Time						

DEVELOPMENT COSTS			
LAND	Unit	€/m2	Total
Land	€		514,457
Stamp Duty			
Excess M&A's			
Lease Acquisitions	150%	10,646	79,249
Finance			
Planning	0.00%	4,191	112,045
Professional			
CONSTRUCTION			
Build Cost	1,729	1,707,775	
M&A FOR FIT	2,500	332,743	
Contingency		40,944	
Abnormal	0.00%	0	2,099,042
FINANCE			
Finance	0%	0	
Interest	7.50%	0	
Legal and Valuation			
SALES			
Assess	3.0%	140,200	
Lease	0.5%	24,700	
M&A	0.0%	0	172,500
Developer Profit			84,500

Planning fee calc			
Planning app fee	€/m2	rate	Total
Ne Dev	0		0
Ne Dev under 50	462	4.19%	4,191
Ne Dev over 50	131		0
Total			4,191

Stamp duty calc - Residential			
Land payment	€/m2	rate	Total
			514,457
Total			514,457

Stamp duty calc - Residential			
Land payment	€/m2	rate	Total
			514,457
Total			514,457

Per Oil 10%			
Per Oil 10%	€/m2	rate	Total
			16,500
Total			16,500

Per Oil 10%			
Per Oil 10%	€/m2	rate	Total
			16,500
Total			16,500

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
RESIDUAL CASH FLOW FOR INTEREST																									
INCOME																									
UNITS Started																									
Market Hearings																									
Affordable Rent																									
Social Rent																									
Shared Ownership																									
First Home																									
Grant and Subsidy																									
EXPENDITURE																									
Stamp Duty																									
Excess M&A's																									
Lease Acquisitions																									
Planning Fee																									
Professional																									
Build Cost - BOS Base																									
POTENTIAL OIL																									
Finance Fee																									
Legal and Valuation																									
Abnorm																									
M&A																									
COSTS BEFORE LAND INT AND PROFIT																									
Far Residential																									
Developer Return																									
Market Hearings																									
Affordable for Rent																									
First Home																									
Cash Flow																									
Overhead Expenses																									
Overall Balance																									
CASH FLOW FOR OIL ADDITIONAL PROFIT																									
INCOME																									
Stamp Duty																									
Excess M&A's																									
Lease Acquisitions																									
Planning Fee																									
Professional																									
Build Cost - BOS Base																									
POTENTIAL OIL																									
Finance Fee																									
Legal and Valuation																									
Abnorm																									
M&A																									
COSTS BEFORE LAND INT AND PROFIT																									
Far Oil calculation																									
Developer Return																									
Market Hearings																									
Affordable for Rent																									
First Home																									
Cash Flow																									
Overhead Expenses																									
Overall Balance																									

Gross Plot							
INCOME	Au Size m ²	Net	%	Number	Price €/m ²	GDP	GIA
Market Hearings	140.0	140.00	100.00%	1	5,000	700,000	140
Affordable Overall			0%	0		0	
Affordable Rent	140.0	140.00	0.00%	0	2,750	0	0
Social Rent	140.0	140.00	0.00%	0	2,500	0	0
Shared Ownership	140.0	140.00	0.00%	0	2,500	0	0
First Home	140.0	140.00	0.00%	0	0	0	0
Grant or Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SIT AREA - Net	0.032 ha	30	1%			700,000	140
SIT AREA - Gross	0.032 ha	30	1%				
Seller's Profit	0						
Min Build Time	3 Quarter						

Whole Site	Park&REIT	Park&GEOS	
Residual Land Value	167,340	5,829,743	5,829,743
Leasehold Value	0	0	25,000
Upfit	0	0	0
Flur/Au	500,000	15,657	500,000
Residual Land Value	17,588	525,393	
Additional Profit	101,363	1,769	

RUN Revised Macro costs
 Clearing Allowance: 0
 RUN CIL Macro cost
 Clearing Allowance: 0
 Check any Planning Approval
 search

DEVELOPMENT COSTS			
LAND		unit or m ²	Total
Land			17,500
Stamp Duty		347	
Exam/Arch etc.			
Legal/Registration	1.50%	2,500	3,750
Finance			
Planning	0.00%	462	25,652
Professional			
Construction			
Build Cost	1.872	242,166	452,602
PM / CIL / FIT			
Contingency	2.50%	4,592	
Abandon	0		
		4,100	315,374
Finance			
Fee	0%	0	
Market	7.50%	0	
Legal and Valuation		0	0
Sales			
Agent	3%	21,000	
Lease	0.5%	3,500	
Misc	0%	0	
		24,500	535,713
Developer Profit			
Market Hearings	17.50%		122,500
Affordable Rent	17.50%		0
First Home	17.50%		0

Planning fee calc			
Planning app fee	dup	rate	
Ne dup	1	462	462
Ne dup under 50	1	0	0
Ne dup over 50	0	0	0
Total			462
Stamp duty calc - Residual			
Land/impment			17,500
Total			17,500
Stamp duty calc - Residual			
Land/impment			17,500
Total			17,500
Pre CIL 198	2,000 €/Unit (€8)		2,000
Pre CIL 195	16,500	€/Unit (€8)	16,500
CIL	105	€/m ²	24,105
Total			42,605
Net Profit	100%	0.00%	0

Build Cost		
Planning app fee	3,000%	147,000
002 Plan	0%	0.00
Arch/Adj	0.00%	0.00
Water	0%	0.00
Over Extra 1	0.00%	0.00
Over Extra 2	0.00%	0.00
Small Site	0.00%	0.00
Site Costs	10.00%	1,288.52
ENG	0.10%	179.05
Total		1,672.57

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6					
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
INCOME																										
UNITS Sold																										
Market Hearings	0				0				100,000	0			0				0			0				0		
Affordable Rent	0				0				0				0				0			0				0		
Social Rent	0				0				0				0				0			0				0		
Shared Ownership	0				0				0				0				0			0				0		
First Home	0				0				0				0				0			0				0		
Grant or Subsidy	0				0				0				0				0			0				0		
INCOME	0	0	0	0	0	0	0	0	700,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																										
Stamp Duty	347																									
Exam/Arch etc.	0								25,000																	
Legal/Registration	2,500																									
Planning Fee	462																									
Professional	12,419	0	12,419																							
Build Cost - BOD Bava	0				17,373	17,373			0	0			0	0			0	0		0	0			0	0	
PM / CIL / FIT	0	25,903	5,500		5,500	5,500			0	0			0	0			0	0		0	0			0	0	
Contingency	0	0	2,104		2,104	2,104			0	0			0	0			0	0		0	0			0	0	
Abandon	0	0	0		0	0			0	0			0	0			0	0		0	0			0	0	
Finance Fee	0																									
Legal and Valuation	0								21,000				0	0			0	0		0	0			0	0	
Agent	0	0	0		0	0			3,500				0	0			0	0		0	0			0	0	
Lease	0	0	0		0	0			0				0	0			0	0		0	0			0	0	
Misc	0																									
Costs BEFORE LAND INT AND PROFIT	15,334	25,193	185,839	95,424	95,424	95,424	0	24,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Far Residual Value	167,340																									
Interest		3,454	3,490	6,110	5,932	5,991	10,171	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developer Return																										
Market Hearings																										
Affordable Rent																										
First Home																										
Cash Flow	-103,274	-28,519	-115,029	-102,533	-104,485	-99,991	655,222	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-182,800	
Overall Balance	-103,274	-129,314	-265,142	-461,376	-572,431	-540,822	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	122,500	0	
CASH FLOW FOR CIL ADDITIONAL PROFIT																										
INCOME																										
INCOME																										
EXPENDITURE																										
Land	17,500																									
Stamp Duty	347																									
Exam/Arch etc.	0																									
Legal/Registration	2,500																									
Planning Fee	462																									
Professional	12,419	0	12,419																							
Build Cost - BOD Bava	0				17,373	17,373			0	0			0	0			0	0		0	0			0	0	
POTENTIAL CIL	0	5,500	189,262		5,500	5,500		0	0	0			0	0			0	0		0	0			0	0	
Far CIL 198	0	5,500	189,262		5,500	5,500		0	0	0			0	0			0	0		0	0			0	0	
Contingency	0	0	2,104		2,104	2,104		0	0	0			0	0			0	0		0	0			0	0	
Abandon	0	0	0		0	0		0	0	0			0	0			0	0		0	0			0	0	
Finance Fee	0																									
Legal and Valuation	0								21,000				0	0			0	0		0	0					

Site 24 Small Braun - 9
INCOME table with columns: Item, Area, Size, Price, GDP, GIA. Rows include Market Hearing, Affordable Overall, Social Rent, Shared Ownership, etc.
DEVELOPMENT COSTS table with columns: Item, Unit, Total. Rows include Land (Stamp Duty, Expenses), Fees (Planning, Professional), CONSTRUCTION (Build Cost, J104, etc.), FINANCE (Finance, Interest), SALES (Assess, Lease, etc.), Developer Profit.
Planning fees table with columns: Fee, Rate, Amount. Rows include Planning application, Neighbourhood Plan, etc.
Build Cost table with columns: Item, Unit, Amount. Rows include CO2 Plant, A/Cs, Water, etc.
RESIDUAL CASH FLOW FOR INTEREST table with columns: Year (Q1-Q4), Income, Expenditure, Costs before land, Far residual, Developer return, Cash flow, Overall balance.
CASH FLOW FOR CIL ADDITIONAL PROFIT table with columns: Year (Q1-Q4), Income, Expenditure, Potential CIL, Far CIL calculation, Cash flow, Overall balance.

Site 21 - Small Brown - 6						DEVELOPMENT COSTS																	Planning Fee Calc				Build Out								
INCOME	Ac Size m2	%	Number	Price €/m2	GDV €	GIA m2	LAND		FEAR		CONSTRUCTION		FINANCE		SALES		Developer Profit		Planning app fee	Aug	rate	Build Out	Cost												
Market Hearing	11.7	11.67	100.00%	4,900	2,395,000	400	Land	Per m2	Total	Stamp Duty	Per m2	Total	Build Out	Per m2	Total	Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential										
Affordable Overall	11.7	11.67	0.00%	0	0	0	11,794	0	11,794	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
Affordable Rent	11.7	11.67	0.00%	0	2,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
Special Rent	11.7	11.67	0.00%	0	2,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
Shared Ownership	11.7	11.67	0.00%	0	3,950	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
First Home	11.7	11.67	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
Grant and Subsidy	Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
	Special Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
	Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
SITE AREA - Net	6.132 ha		45	ha	2,285,000	400	FINANCE		FEAR		CONSTRUCTION		FINANCE		SALES		Developer Profit		Planning app fee	Aug	rate	Build Out	Cost												
SITE AREA - Gross	6.167 ha		46	ha			FINANCE		FEAR		CONSTRUCTION		FINANCE		SALES		Developer Profit		Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential										
Enter per Quarter	0						FINANCE		FEAR		CONSTRUCTION		FINANCE		SALES		Developer Profit		Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential										
Unit Build Time	3.0 Quarter						FINANCE		FEAR		CONSTRUCTION		FINANCE		SALES		Developer Profit		Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential	Stamp duty calc - Residential										
Residual Land Value						445,972	RUN Residual Macro calc																	Stamp duty calc - Residential											
Raw land value						120,220	RUN OIL Macro calc																	Stamp duty calc - Residential											
Upfit						26,647	Stamp duty calc - Residential																	Stamp duty calc - Residential											
Raw land value						224,899	Stamp duty calc - Residential																	Stamp duty calc - Residential											
Additional Profit						240,227																		Stamp duty calc - Residential											
RESIDUAL CASH FLOW FOR INTEREST																																			
Year 1	Q1	Q2	Q3	Q4	Year 2	Q1	Q2	Q3	Q4	Year 3	Q1	Q2	Q3	Q4	Year 4	Q1	Q2	Q3	Q4	Year 5	Q1	Q2	Q3	Q4	Year 6	Q1	Q2	Q3	Q4						
Income																																			
Expenditure																																			
Costs before land int and profit																																			
Far residual value																																			
Developer Return																																			
Capex																																			
Opa/Balances																																			
CASH FLOW FOR OIL ADDITIONAL PROFIT																																			
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6																														
Income																																			
Expenditure																																			
Costs before land int and profit																																			
Far oil calculation																																			
Developer Return																																			
Capex																																			
Opa/Balances																																			

BRAUN PLAN						
INCOME	Av Size	m2	%	Number	Price €/m2	GDP
Market Housing	Grav	130.0	100.00%	1	4,500	585,000
Affordable Overall						
Affordable Rent	130.0	130.00	0.00%	0	2,475	0
Social Rent	130.0	130.00	0.00%	0	2,250	0
Shared Ownership	130.0	130.00	0.00%	0	3,150	0
First Home	130.0	130.00	0.00%	0	0	0
Grant and Subsidy	Affordable Rent					
	Social Rent					
	Shared Ownership					
SITE AREA - Net	0.033 ha			30		585,000
SITE AREA - Gross	0.033 ha			30		
Seller's Profit	0					
Min Build Time	3 Quarters					

DEVELOPMENT COSTS			
LAND	Unit	Cost per m2	Total
Land	Stamp Duty	0	0
	Environmental	1,500	1,500
	Legal/Professional	0	0
FEAR	Planning	0.00%	25,000
	Professional	0.00%	15,540
CONSTRUCTION	Build Cost	1,579	244,200
	10% FOL FIT	5,000	40,730
	Contingency	0	0
	Allowance	5,000	12,210
			4,900
FINANCE	FEAR	0%	0
	Interest	7.50%	0
	Legal and Professional	0	0
SALES	Assess	3.00%	17,550
	Legal	0.50%	2,425
	Stamp	0%	0
	MGAs	0.00%	0
			20,425
Developer Profit	Market Housing	17.50%	102,375
	Affordable Housing	17.50%	0
	First Home	17.50%	0

Planning fee calc			
Planning app fee	Appr	rate	
Market Housing	1	462	462
Affordable HO	1	131	131
First Home HO	0		0
		Total	593
Stamp duty calc - Residential			
Land payment			19,530
		Total	0
Stamp duty calc - Residential			
Land payment			44,000
		Total	0
Pre OIL 10%	2,000	(1/10th of 10)	2,000
Pre OIL 10%	16,500	(1/10th of 10)	16,500
OIL	10%	(1/10th of 10)	24,230
		Total	40,730
In Transit	0.00%	0.00%	0

Build Cost			
Item	Unit	Rate	Total
O22 Pwr	€/m2	3.00%	14,550
Ass R Adj	€/m2	0.00%	0.00
Water	€/m2		4,000
Over Extra 1	€/m2	0.00%	0.00
Over Extra 2	€/m2	0.00%	0.00
Small Site	€/m2	0.00%	0.00
Site Costs	Bar	10.00%	1,770.50
BNG	€/m2	0.50%	2,900

RESIDUAL CASH FLOW FOR INTEREST																																	
	Year 1	Q1	Q2	Q3	Q4	Year 2	Q1	Q2	Q3	Q4	Year 3	Q1	Q2	Q3	Q4	Year 4	Q1	Q2	Q3	Q4	Year 5	Q1	Q2	Q3	Q4	Year 6	Q1	Q2	Q3	Q4			
INCOME																																	
UNITS Started				1																													
Market Housing										585,000																							
Affordable Rent																																	
Social Rent																																	
Shared Ownership																																	
First Home																																	
Grant and Subsidy																																	
INCOME										585,000																							
EXPENDITURE																																	
Stamp Duty																																	
Environmental																																	
Legal/Professional																																	
Planning Fee										462																							
Professional										12,540																							
Build Cost - BOS Base										11,427																							
POTENTIAL OIL																																	
FEAR - FOL FIT										5,900																							
Contingency										4,071																							
Allowance										5,031																							
Finance Fee																																	
Legal and Professional																																	
Assess																																	
Legal																																	
Stamp																																	
MGAs																																	
COSTS BEFORE LAND INT AND PROFIT										16,247																							
Far Residential										59,526																							
Developer Return										1,948																							
Market Housing										2,459																							
Affordable for Rent										4,529																							
First Home																																	
Cash Flow										-102,375																							
Overhead Balance										-102,375																							
Overhead Balance										-102,375																							

Appendix 7: Residential appraisals – Older person's accommodation

Sheltered

				Greenfield	Brownfield
AFFORDABLE %				35%	35%
		CIL	£/m2	186.45	186.45
Units	1 bed	50	m2	30	30
	2 bed	75	m2	30	30
	Saleable Area			3750	3750
	Non-saleable		20%	750	750
	GIA			4500	4500
	£/m2				
	Market £/m2			6,300	6,300
	Market m2			2,438	2,438
	Market £			15,356,250	15,356,250
	Affordable £/m2			3,150	3,150
	Affordable m2			1,313	1,313
	Affordable £			4,134,375	4,134,375
	Ground Rent	£3,850		231,000	231,000
	Capital Value			19,721,625	19,721,625
Costs	Land Used	ha		0.50	0.50
		£/ha		25,000	1,100,000
	Uplift £/ha			500,000	0
		20.00%		5,000	220,000
	Site Cost			265,000	660,000
	Costs on Viability Th	Stamp Duty	4.00%	10,600	26,400
		Costs	1.50%	3,975	3,900
	Strategic Promotion			25,000	25,000
	Planning (policies)			260,000	260,000
	Construction	/m2		1,612	1,612
		£		7,254,000	7,254,000
	Infrastructure	15.00%		1,088,100	1,088,100
	Abnormals	0% & 5%		0	362,700
	Fees	8.00%		667,368	696,384
	\$106	120,000		100,000	100,000
	CIL			454,472	454,472
	Contingency	2.5% & 5%		208,553	435,240
	Finance Costs			70,000	70,000
	Sales	3.50%		690,257	690,257
	Misc. Financial			10,000	10,000
	Subtotal			8,888,888	11,482,453
	Interest	7.50%		406,587	430,592
	Profit % GDC	17.50%		1,897,407	2,009,429
	COSTS			13,146,318	14,582,474
Residual Land Worth		Site		6,575,307	5,139,151
	Existing Use Value	£/ha	25,000	1,100,000	1,100,000
	Viability Threshold	£/ha	530,000	1,320,000	1,320,000
	Residual Value	£/ha	13,150,614	10,278,302	
	Additional Profit			6,310,307	4,479,151
	£/m2			2,589	1,838

Extracare

				Greenfield	Brownfield
AFFORDABLE %				35%	35%
		CIL	£/m2	186.45	186.45
Units	1 bed	65	m2	36	36
	2 bed	80	m2	24	24
	Saleable Area			4260	4260
	Non-saleable		30%	1278	1278
	GIA			5538	5538
	£/m2				
	Market £/m2			6,750	6,750
	Market m2			2,769	2,769
	Market £			18,690,750	18,690,750
	Affordable £/m2			3,375	3,375
	Affordable m2			1,491	1,491
	Affordable £			5,032,125	5,032,125
	Ground Rent	£3,850		231,000	231,000
	Capital Value			23,953,875	23,953,875
Costs	Land Used	ha		0.50	0.50
		£/ha		25,000	1,100,000
	Uplift £/ha			500,000	0
		20.00%		5,000	220,000
	Site Cost			265,000	660,000
	Costs on Viability Th	Stamp Duty	4.00%	10,600	26,400
		Costs	1.50%	3,975	3,900
	Strategic Promotion			25,000	25,000
	Planning (policies)			320,000	320,000
	Construction	/m2		1,622	1,622
		£		8,982,636	8,982,636
	Infrastructure	15.00%		1,347,395	1,347,395
	Abnormals	0% & 5%		0	449,132
	Fees	8.00%		826,403	862,333
	\$106	120,000		100,000	100,000
	CIL			516,280	516,280
	Contingency	2.5% & 5%		258,251	538,958
	Finance Costs			90,000	90,000
	Sales	3.50%		838,386	838,386
	Misc. Financial			10,000	10,000
	Subtotal			13,328,925	14,116,420
	Interest	7.50%		499,835	529,366
	Profit % GDC	17.50%		2,332,562	2,470,374
	COSTS			16,161,322	17,116,159
Residual Land Worth		Site		7,792,553	6,837,716
	Existing Use Value	£/ha	25,000	1,100,000	1,100,000
	Viability Threshold	£/ha	530,000	1,320,000	1,320,000
	Residual Value	£/ha	15,585,106	13,675,431	
	Additional Profit			7,527,553	6,177,716
	£/m2			2,719	2,231

Appendix 8: Non-residential appraisals

Results		Greenfield								Brownfield								
		Offices - business park	Office - central	Industrial	Logistics	Retail - prime	Other Retail	Supermarket	Retail Warehouse	Offices - business park	Office - central	Industrial	Logistics	Retail - prime	Other Retail	Supermarket	Retail Warehouse	
	CIL	£/m2	0	0	0	180.25	129.77	129.77	223.74	129.77	0	0	0	180.25	129.77	129.77	223.74	129.77
Income	m2		2,000	2,000	4,000	4,000	150	150	4,000	4,000	2,000	2,000	4,000	4,000	150	150	4,000	4,000
	£/m2		4,308	4,826	2,476	4,512	4,518	3,338	5,316	3,628	4,308	4,826	2,476	4,512	4,518	3,338	5,316	3,628
	Capital Value		7,754,400	9,169,400	9,904,000	18,048,000	677,700	500,700	21,264,000	14,512,000	7,754,400	9,169,400	9,904,000	18,048,000	677,700	500,700	21,264,000	14,512,000
	Buyers Costs	4.50%	348,948	412,623	445,680	812,160	30,497	22,532	956,880	653,040	348,948	412,623	445,680	812,160	30,497	22,532	956,880	653,040
	Capital Value		7,405,452	8,756,777	9,458,320	17,235,840	647,204	478,169	20,307,120	13,858,960	7,405,452	8,756,777	9,458,320	17,235,840	647,204	478,169	20,307,120	13,858,960
Costs	Land Used	Coverage	25%	70%	40%	35%	80%	80%	30%	50%	25%	70%	40%	35%	80%	80%	30%	50%
		ha	0.267	0.071	1.000	1.143	0.019	0.019	1.333	0.800	0.800	0.286	1.000	1.143	0.019	0.019	1.333	0.800
		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
		Uplift £/ha	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	0	0	0	0	0	0	0	0
		20.00%	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	0	0	0	220,000	220,000	220,000	220,000	220,000
	Site Cost		141,333	37,857	530,000	605,714	9,938	9,938	706,667	424,000	880,000	314,286	1,100,000	1,508,571	24,750	24,750	1,760,000	1,056,000
	Stamp Duty (on VT)	4.00%	5,653	1,514	21,200	24,229	398	398	28,267	16,960	35,200	12,571	44,000	60,343	990	990	70,400	42,240
	Acquisition	1.50%	2,120	568	7,950	9,086	149	149	10,600	6,360	13,200	4,714	16,500	22,629	371	371	26,400	15,840
	Strategic Promotion		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Pre Planning		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Construction	£/m2	1,975	2,089	992	845	1,468	1,468	1,758	916	1,975	2,089	992	845	1,468	1,468	1,758	916
		£	3,950,000	4,178,000	3,968,000	3,380,000	220,200	220,200	7,032,000	3,664,000	3,950,000	4,178,000	3,968,000	3,380,000	220,200	220,200	7,032,000	3,664,000
	Infrastructure	15.00%	592,500	626,700	595,200	507,000	33,030	33,030	1,054,800	549,600	592,500	626,700	595,200	507,000	33,030	33,030	1,054,800	549,600
	Abnormals	5.00%	0	0	0	0	0	0	0	0	197,500	208,900	198,400	169,000	11,010	11,010	351,600	183,200
	Fees	8.00%	363,400	384,376	365,056	310,960	20,258	20,258	646,944	337,088	379,200	401,088	380,928	324,480	21,139	21,139	675,072	351,744
	S106		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CIL		0	0	0	721,000	19,466	19,466	894,960	519,080	0	0	0	721,000	19,466	19,466	894,960	519,080
	Contingency	2.5% & 5%	113,563	120,118	114,080	97,175	6,331	6,331	202,170	105,340	237,000	250,680	238,080	202,800	13,212	13,212	421,920	219,840
	Finance Costs		300,000	300,000	100,000	200,000	25,000	25,000	300,000	300,000	300,000	300,000	100,000	200,000	25,000	25,000	300,000	300,000
	Sales	2.50%	96,930	114,618	123,800	225,600	8,471	6,259	265,800	181,400	96,930	114,618	123,800	225,600	8,471	6,259	265,800	181,400
	Misc. Financial		10,000	10,000	10,000	10,000	25,000	25,000	10,000	25,000	10,000	10,000	10,000	10,000	25,000	25,000	10,000	25,000
	Subtotal		5,444,166	5,745,893	5,315,286	5,495,049	368,302	366,090	10,455,541	5,714,828	5,821,530	6,117,271	5,684,908	5,832,851	387,889	385,677	11,112,952	6,061,944
	Interest	7.00%	204,156	215,471	199,323	206,064	13,811	13,728	392,083	214,306	218,307	229,398	213,184	218,732	14,546	14,463	416,736	227,323
	Profit % GDC	20.00%	847,248	894,205	827,191	855,167	57,317	56,973	1,627,144	889,370	905,976	952,000	884,714	907,738	60,365	60,021	1,729,453	943,390
		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	COSTS		6,495,570	6,855,569	6,341,801	6,556,281	439,431	436,791	12,474,767	6,818,504	6,945,813	7,298,669	6,782,806	6,959,321	462,800	460,161	13,259,141	7,232,657
	Residual Land Worth	Site	909,882	1,901,208	3,116,519	10,679,559	207,773	41,377	7,832,353	7,040,456	459,639	1,458,108	2,675,514	10,276,519	184,403	18,008	7,047,979	6,626,303
	Existing Use Value	£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
	Viability Threshold	£/ha	530,000	530,000	530,000	530,000	530,000	530,000	530,000	530,000	1,100,000	1,100,000	1,100,000	1,320,000	1,320,000	1,320,000	1,320,000	1,320,000
	Residual Value	£/ha	3,412,056	26,616,915	3,116,519	9,344,614	11,081,207	2,206,795	5,874,265	8,800,570	574,549	5,103,377	2,675,514	8,991,954	9,834,837	960,426	5,285,984	8,282,879
	Additional Profit		768,548	1,863,351	2,586,519	10,073,845	197,835	31,440	7,125,686	6,616,456	-420,361	1,143,822	1,575,514	8,767,948	169,653	-6,742	5,287,979	-571,719
			384	932	647	2,518	1,319	210	1,781	1,654	-210	572	394	2,192	1,064	-45	1,322	-326

APPENDIX 3

SHELAA 2022-2023 Site Performance Summaries

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SHELAA Reference: CFS83		RAG Rating:	Amber	30 May 2023
Site Address:	Land East and West of the A12 and North and South of the A414, Great Baddow and Sandon, Chelmsford, Essex			
Parish:	Danbury	Total Score:	84	
Developable Site Area (ha):	493.204	Reason for discounted areas:	Electricity line (0.836ha), Gas pipeline (0.2ha)	
Potential Yield:	6905	Typology:	23	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	0	Site contains one or more designated heritage assets		
Non-Designated Heritage Assets	3	Site is adjacent to one or more non-designated heritage assets		
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	3	Site partially lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	1	25%-50% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. Within range of Sandon P&R and bus stops. Possible connection to Maldon Road. Grade 2 listed building within site. Overlaps conservation area. Adjacent to buildings of local value. Protected lane within site. 10.284ha protected under TPO/2010/021, TPO/2002/001, TPO/2002/085; 5.81ha LoWS. Priority 4 contaminated land within site: SOPC000473, SOPC000141, SOPC000498, SOPC000497, SOPC000140, SOPC000139, SOPC0000569, ch1512.			
Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	3	Low intensity land uses		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Multiple ownership though promoter has option to purchase remaining area. Site currently in use for other purposes.			
Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SHELAA Reference: CFS122		RAG Rating: Amber		30 May 2023	
Site Address:	Land Northwest of Wheelers Hill Roundabout, Wheelers Hill, Little Waltham, Chelmsford, Essex				
Parish:	Little Waltham	Total Score:	98		
Developable Site Area (ha):	9.21	Reason for discounted areas:			
Potential Yield:	158	Typology:	2		
Proposed Use:	Residential	Comments on the size of site:			
Suitability Criteria:				Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation			
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres			
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation			
Public Transport	5	Site is within 400m walking distance of one or more services			
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network			
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site			
Strategic Road Access	N/A				
Designated Heritage Assets	5	Site does not contain any designated heritage assets			
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets			
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest			
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment			
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space			
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge			
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3			
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature			
Flood Risk Constraints	5	Site is wholly within Flood Zone 1			
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA			
Ground Condition Constraints	5	Ground treatment is not expected to be required			
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation			
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre			
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility			
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicular access from Essex Regiment Way roundabout. Area adjacent protected under TPO/2016/017.Site adjacent to historic landfill: EAHLD34697.				
Availability Criteria:				Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector			
Land Condition	5	Vacant land & buildings			
Legal Constraints	5	Site does not face any known legal issues			
Planning Permission or Allocation	N/A				
Comments on Availability					
Achievability Criteria:				Achievability Rating:	Green
Viability	5	Development is likely viable			
Timescale for Deliverability	5	Up to 5 years			
Comments on Achievability					

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SHELAA Reference: CFS165		RAG Rating:	Amber	30 May 2023
Site Address:	Land known as North West Quadrant, West of Avon Road, Chelmsford			
Parish:	Writtle	Total Score:	89	
Developable Site Area (ha):	68.34	Reason for discounted areas:		
Potential Yield:	1072	Typology:	26	
Proposed Use:	Mixed Use	Comments on the size of site:	Size of site is potentially suitable for all employment use	
Suitability Criteria:			Suitability Rating:	Amber
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	0	Site is in excess of 400m walking distance from all services		
PROW and Cycling Connectivity	0	Site is not connected to either an existing PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	0	Site has no direct access to nor is adjacent to the strategic road network, primary road network, a safeguarded trunk road or a B-road		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	2	Up to 25% of the site area is within Flood Zone 3		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	0	Site has neighbouring constraints with no potential for mitigation		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. Current vehicle access via farm track to the north of junction of Roxwell Road with Lordship Lane. Other Green Space. 0.591ha protected under TPO/1990/024.SOPC000860, SOPC000801. immediately to the north/adjacent the site.			
Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Site currently in use for other purposes.			
Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SHELAA Reference: CFS232		RAG Rating:	Red	30 May 2023
Site Address:	Land North East of Meadow Road, Rettendon, Chelmsford			
Parish:	Rettendon	Total Score:	107	
Developable Site Area (ha):	9.58	Reason for discounted areas:		
Potential Yield:	164	Typology:	2	
Proposed Use:	Residential	Comments on the size of site:		
Suitability Criteria:			Suitability Rating:	Red
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	5	Site is in excess of 100m of any locally designated protected natural features and in excess of 500m of any international/national designated protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to DSB. In range of bus stops. Vehicle access and pedestrian access.			
Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability	Agreed overage with previous owner re residential development on some of the land.			
Achievability Criteria:			Achievability Rating:	Yellow
Viability	5	Development is likely viable		
Timescale for Deliverability	4	Over 5 years		
Comments on Achievability				

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SHELAA Reference: 18SLAA1		RAG Rating:	Green	30 May 2023
Site Address:	Land North East Of Pemberton Lodge, 61 Brook End Road North, Springfield, Chelmsford, Essex			
Parish:	Springfield	Total Score:	110	
Developable Site Area (ha):	0.87	Reason for discounted areas:	Gas pipe and Buffer (0.02ha)	
Potential Yield:	19	Typology:	4	
Proposed Use:	Residential	Comments on the size of site:		
Suitability Criteria:			Suitability Rating:	Green
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	5	A route exists enabling vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	5	Site is within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Within Urban Area. In range of bus stops. Amenity Green Space. Small part of site in FZ2. Adjacent to sewage works.			
Availability Criteria:			Availability Rating:	Green
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
Achievability Criteria:			Achievability Rating:	Green
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SHELAA Reference: 20SHELAA5		RAG Rating:	Amber	30 May 2023
Site Address:	Land West Of Mayes Farm, Mayes Lane, Sandon, Chelmsford, Essex			
Parish:	Sandon	Total Score:	98	
Developable Site Area (ha):	3.85	Reason for discounted areas:		
Potential Yield:	75	Typology:	3	
Proposed Use:	Residential	Comments on the size of site:		
Suitability Criteria:		Suitability Rating:	Amber	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	0	Site is in excess of 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	0	Site is wholly or partially within an identified Minerals Consultation Area and/or Waste Consultation Area where safeguarded infrastructure is permanent in nature or where the allocated activity would not have ceased prior to the intended delivery of development		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	4	Site is wholly or partially within Flood Zone 2, with the remainder in Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	5	Ground treatment is not expected to be required		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	0	Site is in excess of 2km walking distance of one or more services and the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Within 100m of Sandon Pit (LoWS). Adjacent to Historic landfill: EAHLD00476; Priority 2: SOPC000334.			
Availability Criteria:		Availability Rating:	Green	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
Achievability Criteria:		Achievability Rating:	Green	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SHELAA Reference: 21SHELAA79		RAG Rating:	Yellow	30 May 2023
Site Address:	Land South Of Channels Drive Roundabout, Channels Drive, Broomfield, Chelmsford			
Parish:	Broomfield	Total Score:	79	
Developable Site Area (ha):	39.414	Reason for discounted areas:	Gas pipeline and buffer (0.286ha)	
Potential Yield:	0	Typology:	32+33+36	
Proposed Use:	Employment	Comments on the size of site:	Size of site is potentially suitable for all employment use	
Suitability Criteria:		Suitability Rating:	Yellow	
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	2	Site is wholly or partially within an identified Minerals Safeguarding Area and requires further assessment to be undertaken in the form of a Minerals Resource Assessment		
Defined Open Space	3	Site partially lies within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Vehicular access from Mill Lane. Adjacent to Grade II Listed Building. Natural Green Space (Limited Access). TPO/2006/017 on northern part of site and site borders Chelmer Mosaic (LoWS). SOPC000908 on northern part of site.			
Availability Criteria:		Availability Rating:	Green	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
Achievability Criteria:		Achievability Rating:	Green	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

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

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

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

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

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

SHELAA Reference: 21SHELAA85		RAG Rating:	Red	30 May 2023
Site Address:	Land East And North East Of Three Mile Hill Roundabout, Margaretting, Ingatestone, Essex			
Parish:	Margaretting	Total Score:	84	
Developable Site Area (ha):	33.3	Reason for discounted areas:		
Potential Yield:	0	Typology:	33+35+36	
Proposed Use:	Employment	Comments on the size of site:	Size of site is potentially suitable for all employment use	
Suitability Criteria:		Suitability Rating:	Red	
Proximity to Employment Areas	N/A			
Impact on Retail Areas	N/A			
Proximity to the Workplace	N/A			
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	5	Site has direct access to or is adjacent to the strategic road network		
Designated Heritage Assets	5	Site does not contain any designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	0	Site is thought to contain one or more assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	0	The majority of the site (90% or more) lies within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	3	Site does not comprise of any protected natural features but is within 100m of a locally designated protected natural feature or within 500m of an international/national designated protected natural feature		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	N/A			
Proximity to Key Services	N/A			
Community Facilities	5	Development would not result in the loss of nor put additional strain on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Outside of DSB. In range of bus stops. Within 100m of Hylands Park (LoWS). SOPC000445, chl542 on the centre of the site.			
Availability Criteria:		Availability Rating:	Green	
Land Ownership	5	Held by developer/willing owner/public sector		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
Achievability Criteria:		Achievability Rating:	Green	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SHELAA Reference: 21SHELAA101		RAG Rating:	Green	30 May 2023
Site Address:	Land South West Of Broomfield Place, Main Road, Broomfield, Chelmsford			
Parish:	Broomfield	Total Score:	103	
Developable Site Area (ha):	26.24	Reason for discounted areas:	Sewage Pumping Station (0.03ha)	
Potential Yield:	450	Typology:	1	
Proposed Use:	Residential	Comments on the size of site:		
Suitability Criteria:		Suitability Rating:	Green	
Proximity to Employment Areas	5	Site is outside of any existing/proposed employment allocation		
Impact on Retail Areas	5	Development does not result in the loss of established shops and services within Chelmsford City Centre, South Woodham Ferrers Town Centre or any designated Neighbourhood Centres		
Proximity to the Workplace	5	Site is within 2km walking distance of an employment allocation		
Public Transport	5	Site is within 400m walking distance of one or more services		
PROW and Cycling Connectivity	5	Site is within 100m walking distance to either a PROW or cycle network		
Vehicle Access	3	There are no visible constraints that would likely prevent the implementation of a route to enable vehicle access into/adjacent to the site		
Strategic Road Access	N/A			
Designated Heritage Assets	3	Site is adjacent to one or more designated heritage assets		
Non-Designated Heritage Assets	5	Site does not contain any non-designated heritage assets		
Archaeological Assets	5	Site is not thought to contain any assets of archaeological interest		
Minerals & Waste Constraints	5	Less than 5ha of a site is within a Minerals Safeguarding Area. Site is not within a Minerals or Waste Consultation Area		
Defined Open Space	5	Site does not lie within an area defined as Open Space, an existing/proposed Country Park or 'Other' Green Space		
Green Belt & Green Wedge	5	Site does not lie within the Metropolitan Green Belt or Green Wedge		
Land Classification	0	Site is predominantly Greenfield and primarily within the land classification/s: Grade 1, Grade 2 or Grade 3		
Protected Natural Features	0	Site partially or wholly comprises of one or more protected natural features		
Flood Risk Constraints	5	Site is wholly within Flood Zone 1		
Air Quality Management Areas	5	Site is in excess of 500m from a designated AQMA		
Ground Condition Constraints	3	Ground treatment is expected to be required on part of the site		
Neighbouring Constraints	5	Site has no neighbouring constraints		
Proximity to Key Services	3	Site is within 2km walking distance of all services and/or the City Centre/South Woodham Ferrers Town Centre		
Community Facilities	3	Development would put additional strain on but not result in the loss of on an existing/proposed school/healthcare facility/place of worship/sports, leisure, or recreation facility		
Comments on Suitability	Adjacent to Urban Area. In range of bus stops. Potential for access via Broomfield Road. Adjacent to Grade II Listed Buildings and Local Listed Buildings. Number of protected trees across the site. Priority 4 Contaminated Land SOPC000887, SOPC000600, SOPC000802 and SOPC000599 and ch1482.			
Availability Criteria:		Availability Rating:	Green	
Land Ownership	3	Promoter has an option to purchase site or collaborate with existing owner		
Land Condition	5	Vacant land & buildings		
Legal Constraints	5	Site does not face any known legal issues		
Planning Permission or Allocation	N/A			
Comments on Availability				
Achievability Criteria:		Achievability Rating:	Green	
Viability	5	Development is likely viable		
Timescale for Deliverability	5	Up to 5 years		
Comments on Achievability				

APPENDIX 4

List of Omitted Sites

Technical Note: List of Discounted Sites from the SHELAA Assessment

The list below sets out those sites which have been omitted entirely from the SHELAA subject to one of the following reasons (as also outlined within the methodology):

1. Site is considered to be identical or almost identical to another submission (Where a site is considered almost identical to another site, the assessing officer makes a judgement as to whether the discrepancy would likely impact the assessment outcome)
2. Subsequent to submission, site has commenced/completed development
3. If removal of site is requested by the landowner (In the case where a portion of a SHELAA site is owned, only this portion will be omitted from the submission)
4. If removal of site is requested by the person/organisation who submitted the site or if the promoter is no longer contactable.

Site Reference	Site Address	Site area (ha)	Reason for Omission
CFS2	The Lordship Stud, Writtle College, Back Road, Writtle	1.5	2. Developed under 15/01855/FUL
CFS15	Site at 20 Little Baddow Road, Danbury	0.23	2. Developed under 16/01305/FUL
CFS16	Site between Kou En and 16 Orchard Cottages, Main Road, Boreham	0.21	2. Developed under 15/00746/FUL
CFS21	Land East of Junction with Hyde Lane and Mill Lane, Danbury	2.5	4. Requested removal by promoter
CFS26	New Build at Paglesham House, Hollow Lane, Broomfield	0.15	2. Developed under 19/01211/FUL
CFS30	Land South East Of Cherrytree Cottages, Stock Road, Stock, Ingatestone	4.67	4. Promoter is no longer contactable
CFS36	Land South Of Runnymede Cottage, Main Road, Little Waltham	0.43	4. Promoter is no longer contactable
CFS37	Garages Rear of 71 Hall Lane, Sandon	0.14	2. Developed under 20/00731/FUL
CFS49	Land South East of The Lion Inn, Main Road, Boreham	14.4	1. Considered to be a duplicate of CFS9
CFS57	Land North of Mill Lane East of Barley Mead and South of Maldon Road, Danbury	12.22	4. Requested removal by promoter
CFS60	Land South Of The Brewers Arms, Main Road, Bicknacre	1.42	4. Promoter is no longer contactable
CFS62	Land North of Cricketers Close, Broomfield	14.95	1. Considered to be a duplicate of CFS53
CFS65	Land South East Of Baileys Cottage, Chatham Green, Little Waltham, Chelmsford	0.28	3. Removal requested by landowner

Site Reference	Site Address	Site area (ha)	Reason for Omission
CFS75	215 Main Road, Great Leighs, Chelmsford	0.14	2. Developed under 20/01239/FUL
CFS76	Land South West of 203 Main Road, Great Leighs	0.07	2. Developed under 18/00017/REM
CFS77	Land East of Premier Lodge Hotel, Main Road, Boreham	4	1. Considered to be a duplicate of CFS50
CFS81	Chantry Farm, Chantry Lane, Boreham	15	3. Removal requested by landowner
CFS87	The Anchorage, Runwell Chase, Runwell, Wickford	0.67	4. Promoter is no longer contactable
CFS89	Land North West Of Greenacres, Runwell Chase, Runwell, Wickford	1.69	4. Promoter is no longer contactable
CFS100	Land North And South Of Sandon School, Molrams Lane, Sandon	19.95	4. Removal requested by promoter
CFS105	Land East of nos. 170-194 Main Road, Great Leighs	4.5	2. Developed under 17/01949/REM
CFS106	Land east of Plantation Road, Boreham	6.95	2. Developed under 18/00682/REM
CFS115	The Blue House, Chignal Road, Chignal Smealy	1.32	4. Promoter is no longer contactable
CFS118	Land West Of BAE Systems West Hanningfield Road Great Baddow Chelmsford	1.57	4. Removal requested by promoter
CFS128	Bolding Hatch Business Centre, Bishop Stortford Road, Roxwell	0.7	2. Developed under 17/00560/FUL
CFS157	Land North West of Pennyfields, Parsonage Green, Broomfield	46.45	1. Considered to be a duplicate of CFS78
CFS160	Land North Of Boreham Industrial Estate, Waltham Road, Boreham	4.45	1. Considered to duplicate land submitted through 21SHELAA21 and 21SHELAA20
CFS161	185 New London Road	0.18	2. Developed under 18/00402/FUL
CFS164	Land South of former Sandon Centre, Woodhill Road, Sandon	1.08	2. Developed under 15/002135/FUL
CFS167	Garden Centre, Crouch Vale Nurseries, Burnham Road, South Woodham Ferrers	4.36	2. Developed under 14/00830/FUL
CFS169	4 Pitfield, Great Baddow	0.19	2. Developed under 15/01928/FUL
CFS184	Land North West Of Sundayville, Lynfords Drive, Runwell, Wickford	18.26	1. Considered to be a duplicate of CFS236

Site Reference	Site Address	Site area (ha)	Reason for Omission
CFS185	Land North Of Woodhouse Lodge, Woodhouse Lane, Little Waltham	27.8	1. Considered to be a duplicate of 15SLAA1
CFS186	Land North of the A12, East of Southend Road, Great Baddow	12.2	1. Considered to be a duplicate of 18SLAA17
CFS190	Land East of 1-15 Millfields, Danbury	3.35	1. Considered to be a duplicate of CFS116
CFS202	The Lordship Stud, Writtle College, Back Road, Writtle	0.71	2. Developed under 15/01855/FUL
CFS210	Land West of Beaumont Oates Cottage, Chignal Road, Chignal Smealy	2.2	2. Developed under 20/00121/FUL
CFS219	Land North Of Cricketers Close, Broomfield	9.79	4. Removal requested by promoter
CFS222	Land South Of Elrose Mayes Lane, Sandon	1.38	4. Promoter is no longer contactable
CFS223	Land Adjacent and Rear of 188 Main Road, Great Leighs	0.3	2. Developed under 18/01799/FUL
CFS225	Brookside Farm, Southend Road, Great Baddow	2.03	4. Promoter is no longer contactable
CFS237	Meepswood, Park Lane, Ramsden Heath, Billericay	0.5	4. Promoter is no longer contactable
CFS250	Play Area, Cherwell Drive	0.29	2. Developed under 15/01140/FUL
CFS251	Garage Site, Cherry Garden Road, Great Waltham	0.45	2. Developed under 15/00838/FUL
CFS252	Former Church Hall, Woodhall Road, Chelmsford	0.37	2. Developed under 19/01579/FUL
CFS264	Chelmer Waterside Development, Wharf Road	6.45	2. Developed under 16/01630/FUL
CFS273	Land South East of Fortune Cottage, School Lane, Great Leighs	0.26	1. Considered to be a duplicate of 17SLAA31
CFS275	Moulsham Lodge Community Centre, Waltham Glen	0.57	2. Developed under 17/00625/FUL
CFS278	County Library Headquarters, Goldlay Gardens	0.47	2. Developed under 16/01389/FUL
CFS279	Writtle Community Association, 12-14 Redwood Drive, Writtle	0.67	2. Developed under 17/00780/FUL
15SLAA5	Land North Of 189 Chignal Road, Chelmsford	0.06	4. Promoter is no longer contactable
15SLAA11	Land South West of Broadacres, Lodge Road, Bicknacre	0.23	2. Developed under 19/01800/FUL
15SLAA17	Land East Of Mill Lane, Great Leighs	0.24	4. Promoter is no longer contactable

Site Reference	Site Address	Site area (ha)	Reason for Omission
15SLAA19	Land North Of St Swithins Cottages, Howe Green	23.49	1. Considered to be a duplicate of 15SLAA20
15SLAA20	Land North Of St Swithins Cottages, Howe Green	23.49	1. Considered to be a duplicate of 21SHELAA68
15SLAA21	National Grid Pylon 4VB042, Southend Road, Great Baddow	40.02	1. Considered to be a duplicate of 21SHELAA68
15SLAA24	Allotment Hut, Allotment Gardens, Hill Road South	2.36	1. Considered to be a duplicate of CFS253
15SLAA27	Land North Of Avondale, Castledon Road, Downham	0.1	2. Developed under 17/02126/FUL
15SLAA30	Land South Of 89 To 143 Galleywood Road, Great Baddow	7.94	1. Considered to be a duplicate of 18SLAA18
15SLAA31	Former University Land, Park Road	0.66	2. Developed under 04/01825/FUL
15SLAA49	Land East Of Little Fields And North Of Maldon Road, Danbury	6.72	1. Considered to be a duplicate of CFS58
17SLAA10	Storage Land, Old Chase Farm, Hyde Lane, Danbury	7.27	4. Requested removal from promoter
17SLAA20	Second Floor North Eastwood House, Glebe Road, Chelmsford	2.2	2. Developed under 19/01618/FUL
17SLAA21	Land South East Of 36 Castle Close And North West Of 42 Catherines Close, Great Leighs	2.35	1. Considered to be a duplicate of CFS195
18SLAA2	Unit 5, Chaseside Nursery, School Lane, Great Leighs	4.39	3. Removal requested by land owner
18SLAA12	Land West Of Blue Cottage, Chignal Road, Chignal Smealy	24.32	4. Requested removal from promoter
18SLAA13	Land West Of Avon Road, Chelmsford	53.34	4. Requested removal from promoter
18SLAA14	Land North Of The Larthings, Chignal	10.92	4. Requested removal from promoter