

Chelmsford Local Plan  
Evidence Base Document  
Urban Area and Defined  
Settlement Boundary  
Review

Updated Technical Note  
January 2018





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# 1. Introduction

1.1 This Technical Note informs and supports the Urban Area and Defined Settlement Boundaries within the Pre-Submission Local Plan (PS LP). It updates a previous Technical Note published in April 2017 published alongside the Preferred Options Local Plan Consultation Document.

1.2 Urban Area and Defined Settlement Boundaries show the extent of the built-up area of towns and villages across Chelmsford City Council's Administrative Area. This includes Chelmsford Urban Area, South Woodham Ferrers Urban Area and the 28 Defined Settlements.

1.3 Settlement boundaries define the limits of towns and villages, and determine where specific planning policies apply. They are a recognised policy tool used to contain a settlement and protect it from unplanned expansion into the countryside. Within a settlement boundary the principle of development is usually more acceptable, whereas development is more strictly controlled beyond the boundary.

1.4 The existing settlement boundaries are set out within the Local Development Framework (LDF) namely, the Chelmsford Town Centre Area Action Plan (CTCAAP) Site Allocations Development Plan Document (SADPD) and North Chelmsford Area Action Plan (NCAAP) adopted in 2011 and 2012 respectively. These boundaries are being reviewed during the preparation of the new Local Plan to ensure that they remain up-to-date and robust. This technical note sets out the methodology and criteria upon which the existing settlement boundaries are being reviewed. It also summarises the main proposed changes to settlement boundaries as set out on the Policies Map and Insets Plans in the Pre-Submission Local Plan (PS LP), which will be subject to public consultation between 31 January and 14 March 2018.

1.5 The aim of the review is to make sure Chelmsford and South Woodham Ferrers Urban Area Boundaries (UABs) and Defined Settlement Boundaries (DSBs):

- Are robust and consistent with each other and wherever possible follow clearly defined physical features on the ground
- Incorporate relevant site allocations in the Pre-Submission Local Plan (PS LP)
- Ensure settlement boundaries are co-terminus with the boundaries of the Green Belt, Green Wedge and Green Corridors
- Incorporate sites with unimplemented planning permissions for settlement related development (see criterion 2 below) on the edge of an UAB or DSB, unless the site is located in the Green Belt where a more constrained approach is taken
- Incorporate buildings associated with the built/urban development currently adjacent to or close to the UAB/DSB unless they are located in the Green Belt, Green Wedge or Green Corridor.

1.6 Changes are proposed to both UABs and all DSBs although sometimes these changes are considered to be only very marginal. This Technical Note updates a version published in April 2017. The main changes are:

- Minor update to Section 2 Methodology to reflect the most recent stage of the review and following consultation on the PO LP



- Various updates to Section 4 Proposed Changes to Urban Area and Defined Settlement Boundaries to reflect the site allocations in the PS LP as well as recent planning permissions and developments on the ground. Maps of the proposed changes to the UABs and DSBs are included at **Appendix 1**
- Deletion of a proposed new DSB in Section 5 and consequently Appendix 2 as St Luke's Park is no longer a new DSB in the PS LP
- Updates to Appendix 2 Village Services Audit to reflect more recent information and to include additional information including a summary of services by settlement type and public transport provision.

1.7 Strategic Policy S9 of the PS LP sets out a proposed new Settlement Hierarchy. This ranks settlements according to their size, function, characteristics and sustainability.

1.8 The proposed Settlement Hierarchy divides Chelmsford and South Woodham Ferrers Urban Areas and the 28 villages with DSBs into four categories: City and Town, Key Service Settlements, Service Settlements and Small Settlements.

1.9 **Appendix 2** to this document contains the results of a Village Service Audit originally carried out in July 2015 and updated annually since then. This audit has been used to inform the proposed Settlement Hierarchy.

## 2. Methodology

2.1 Current national planning policy does not provide detailed guidance on defining settlement boundaries. However, it does support the setting of clear boundary lines on a Local Plan Policies Map. The National Planning Policy Framework (NPPF) also emphasises the need for Green Belt boundaries to be clearly defined, using physical features that are recognisable and likely to be permanent and points out that local planning authorities need to be satisfied that the boundaries should be capable of enduring beyond the plan period. As such, it is considered important to use a robust criteria and methodology to define the City's settlement boundaries.

2.2 The methodology used for undertaking the review is set out below:

- The criteria used to define settlement boundaries in the adopted SADPD and NCAAP were assessed and updated where appropriate. These documents are available online via <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/current-local-plans/>
- Desktop studies of all existing UABs and DSBs were undertaken by planning policy officers between Summer 2016, Spring 2017 and again in Autumn 2017 in response to comments received to the Preferred Options Local Plan
- Where appropriate, site visits to settlements were undertaken during the same periods
- The results of other relevant Local Plan evidence base studies were considered including the Green Wedge and Green Corridors Study 2017
- Three workshops with Parish/Town Councils took place in September and October 2016 on potential changes to settlement boundaries. A summary note of the workshops is available on the Council's website via [www.chelmsford.gov.uk/new-local-plan/evidence-base](http://www.chelmsford.gov.uk/new-local-plan/evidence-base)

- Housing sites allocated in the PS LP have been included in the UABs and DSBs
- Sites that adjoin a UAB and DSB with an unimplemented planning permission for settlement related development have been included within the proposed new boundaries unless this site is in the Green Belt where a more restrictive approach has been taken
- Planning permissions and development completions on settlement edges have been monitored and used to inform the UABs and DSBs. Only sites where the planning permission has been implemented have been included in the UABs/DSBs for Green Belt sites.

### 3. Settlement Boundary Review Criteria

3.1 Table 1 sets out the criteria used to prepare the proposed new settlement boundaries set out within the Pre-Submission Local Plan.

**Table 1 - Settlement Boundary Review Criteria**

	Criteria	Notes
<b>General</b>		
<b>1</b>	<p>Boundaries should normally follow clearly defined physical features such as walls, tree lines, mature hedgerows, field boundaries, roads and footpaths.</p> <p>A defensible buffer should be retained between the DSBs and UABs of Chelmsford and South Woodham Ferrers.</p> <p>Wherever this is logical, UABs and DSBs should be co-terminus with the proposed Green Belt, Green Wedge/ Corridor boundaries.</p>	<p>This is to ensure boundaries are clear, robust and pragmatic. These features often mark a change in character and have a degree of permanence.</p> <p>To keep the DSBs separate and distinct from the UABs in line with the Spatial Principles of the emerging Local Plan.</p>
<b>Include</b>		
<b>2</b>	<p>Main built-up extent of settlements such as groups of housing and their gardens, schools, employment/ industrial sites, community facilities, churches and open spaces contained within the built form.</p>	<p>This is to include the main built form and exclude uses and buildings that are considered characteristically rural. The UAB/DSB will normally be drawn approximately 25m from the rear and side elevations of houses with large rear and or side gardens, pubs, community halls and churches. Car parks belonging to any of the uses listed to the left will normally be included within the UAB/DSB unless they are separated from the building. Any hardstanding at schools will normally be included. A more restrictive approach will be taken in the Green Belt and the Green Wedge/Corridor and where an extension to a DSB would reduce the buffer between two DSBs or a DSB and an UAB.</p>

	Criteria	Notes
<b>Include</b>		
3	Relatively large groups of houses or buildings separated from, but still relatively close to, the main core of the settlement but which together make up the physical form of a settlement.	To recognise that boundaries do not need to be continuous and may comprise two or more settlements. New sections of a UAB or DSB will not be proposed within the Green Belt and Green Wedge/Corridor where a more restrictive approach has been taken.
4	Site allocations in the Pre-Submission Local Plan (PS LP) (for example, for housing, employment, community facilities) that once built will be physically and functionally related to the development.	To ensure proposed new development is included within a DSB/UAB.
5	Sites that have been developed since the adoption of the Town Centre Area Action Plan (TCAAP), SADPD and NCAAP or with extant planning permissions for development that once built will be physically and functionally related to the settlement.	To ensure newly completed and committed development is appropriately included within a settlement boundary. A more restrictive approach will be taken in the Green Belt and Green Wedge/Corridor where only sites that have been developed will be included in the UAB or DSB.
<b>Exclude</b>		
6	Isolated and sporadic development or groups of housing, normally physically or visually detached from the main built-up extent of the settlement and that relate more to the countryside than the built-up area. This include individual houses in large plots, loose and/or short ribbons of housing, groups of housing punctuated by extensive wooded areas, heritage assets and churches in large grounds set some distance away from the UAB or DSB, agricultural buildings and associated farmhouses, paddocks and glass houses.	This is to exclude houses and buildings in an area with a predominantly rural character outside the built-up area to avoid giving rise to pressure to develop adjoining land, which could harm the appearance and character of the area or heritage assets. Such development may be separated from the rest of the settlement by hedges, footpaths, roads, rivers and railways lines.
7	Land of a predominantly open character at the edge of a settlement such as school playing fields, parks and recreation grounds, large gardens, allotments and wildlife sites.	To include such areas may give rise to pressures to develop them, which could harm the character and appearance of the settlement/and harm natural assets.

## 4. Proposed Changes to Urban Area and Defined Settlement Boundaries

4.1 This Section contains proposed boundary changes to Chelmsford and South Woodham Ferrers UABs and Chelmsford's 28 DSBs. These are presented by settlement in alphabetical order. Settlement changes considered to be of a very minor nature for example, realigning a boundary to align with the edge of a road, have not been listed.

Please note that criterion 2 above states that the UAB/DSB will normally be drawn approximately 25m from the rear and side elevations of houses with large gardens (as well as pubs, churches and community halls). References below to boundaries drawn 25m to the rear and side of houses or other buildings should be read as 'approximately 25m'.

4.2 **Appendix 1** includes maps of existing and proposed UAB/DSBs. The proposed new UAB/DSBs can also be seen on the Policies Map that accompanies the PS LP. Table 2 lists the settlements, the Map Number of the Policies Map and the relevant maps in the adopted SADPD or NCAAP. Mapping for the SADPD and NCAAP is available online via

<https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/current-local-plans/>.

**Table 2 – List of Proposed and Adopted DSBs/UABs**

Settlement	Proposed – Pre-Submission Local Plan Map Number	Adopted – SADPD Map Number (and/or NCAAP where specified)
<b>Urban Area</b>		
Chelmsford	1	3 and NCAAP Proposals Map
South Woodham Ferrers	3	4
<b>Defined Settlement</b>		
Bicknacre	6	6
Boreham	7	7
Broomfield	8	NCAAP Proposals Map
Chatham Green	9	8
Danbury	10	9
East Hanningfield	11	10
Edney Common	12	11
Ford End	13	12
Galleywood	14	13
Good Easter	15	14
Great Leighs	16	15
Great Waltham and Howe Street	17	NCAAP Proposals Map and 18
Highwood	18	16
Howe Green	19	17
Little Baddow	20	19
Little Waltham	21	NCAAP Proposals Map
Margaretting	22	20
Ramsden Heath	24	23
Rettendon Common	25	24
Rettendon Place	26	25
Roxwell	27	26
Runwell	28	27

Settlement	Proposed – Pre-Submission Local Plan Map Number	Adopted – SADPD Map Number (and/or NCAAP where specified)
Sandon	29	29
Stock	30	30
West Hanningfield	33	32
Woodham Ferrers	34	33
Writtle	35	34

## Chelmsford Urban Area

4.3 The existing Urban Area of Chelmsford is well defined and confined by the Green Belt to the south and west and partly co-terminus with the Green Wedge. There are 30 main proposed changes to Chelmsford's Urban Area Boundary (UAB). These are listed in Table 3 starting from the north-west corner of Chelmsford and moving around the boundary largely in a clock-wise manner.

4.4 The principal changes are:

- The inclusion of Hylands School, Roselawn Farm, Coppits and Millers Croft, Gutters Lane and the garages adjacent to 84 Fifth Avenue
- The inclusion of Channels Business Park on Essex Regiments Way
- The inclusion of Site Allocation 4 North East Chelmsford in the Pre-Submission Local Plan (PS LP), land and properties at Domsey Lane, Chelmer Valley Park and Ride and dwellings and a Travellers Site south of Cranham Road adjacent to South Allocation 4 in the PS LP
- Amendments to boundaries at two schools to ensure hardstanding is included and playing fields are excluded
- Amendments around Employment Areas to include car parks and ensure the UAB is co-terminus with Employment Area boundaries
- Amendment at Chelmer Road Bridge to make sure the UAB follows the new bridge
- The inclusion of Site Allocations 3a-d - East Chelmsford in the PS LP and Sandon Park and Ride
- The exclusion of the pond to the rear of the Ascroft Building at Anglia Ruskin University as it falls within the proposed Green Wedge
- The inclusion of Site Allocation 2 West Chelmsford in the PS LP and buildings to the north of Roxwell Road adjacent to Site Allocation 2 and the strip of land between Avon Road and Site Allocation 2.

**Table 3 – Main Proposed Changes to Chelmsford UAB**

Item	Site address	Proposed change	Reason for change	Criteria
1	Crows Farmhouse, 189 Chignal Road	Include Crows Farmhouse in the UAB and draw the UAB 25m to the side of the side elevation, include the strip between 185 and 189 Chignal Road.	This building is used as a dwelling and located on the edge of a ribbon of houses and close to the road. It reads as part of the built-up area.	2 - Main built-up extent of settlement

Item	Site address	Proposed change	Reason for change	Criteria
2	Land North of Essex Avenue and East of Patching Hall Lane	Amend the UAB to include all new development and to follow a defensible boundary e.g. the edge of the road.	This is a former site allocation in the LDF but the UAB does not exactly follow the boundary of the new development and should be amended accordingly.	4 – Proposed site allocations
3	157-171 Main Road	Amend the UAB so that it goes 25m to the rear of all residential properties.	For some properties in this stretch with a rear garden, the UAB has not been drawn 25m to the rear of the rear elevation.	2 - Main built-up extent of settlement
4	Roselawn Farm, Main Road	Change the UAB to include Roselawn Farm.	The farm is a collection of industrial/commercial units adjacent to the UAB that are more related to the built-up area than the countryside.	2 - Main built-up extent of settlement
5	Coppits and Millers Croft, Gutters Lane	Include Coppits and Millers Croft in the UAB.	These two houses are just outside the UAB but on the edge of a row of houses of similar size and in similar sized plots. The properties are no longer in the Green Wedge following the Green Wedge review.	2 - Main built-up extent of settlement
6	Garages adjacent 84 Fifth Avenue	Include the garages adjacent to 84 Fifth Avenue within the UAB.	The garages are located adjacent to the UAB and form part of the built form. They should be included in the UAB in accordance with criterion 2.	2 - Main built-up extent of settlement
7	Land north of Mildmay at Rivermead	Move the UAB to the new Green Wedge boundary north of Mildmay at Rivermead.	To make the UAB and Green Wedge co-terminus.	1 – Wherever this is logical, UAB and DSBs should be co-terminus with the Green Belt, Green Wedge/ Corridor boundaries/7 – Land of a predominantly open character

Item	Site address	Proposed change	Reason for change	Criteria
8	Pond at rear of Lord Ashcroft Building at the ARU campus and land to east of units 1-8 Rivermead	Remove the pond to the rear of the Lord Ashcroft Building at the Anglia Ruskin University campus and land to east of units 1-8 Rivermead form the UAB.	To make the UAB and the Green Wedge co-terminus.	7 – Land of a predominantly open character
9	Channels Business Park, Essex Regiments Way (former Gravel and Sand Workings)	Include Channel Business Park in Chelmsford UAB.	The site is adjacent to the UAB and is allocated as an Employment Area	2 - Main built-up extent of settlement
10	Site Allocation 4 - North East Chelmsford in the PS LP; Chelmer Valley Park and Ride; Kingswood and Kozi Holm, Wheelers Hill, land and properties at Domsey Lane enclosed by the site allocation and the Travellers Site/Caravan Park south of Cranham Road	Extend the UAB to the north to include Site Allocation 4; Chelmer Valley Park and Ride; Kingswood and Kozi Holm, Wheelers Hill as well as the land and properties on Domsey Lane enclosed by Site Allocation 4 and the Travellers Site/Caravan Park south of Cranham Road.	Site Allocation 4 is allocated in the PS LP and will once built be physically and functionally related to the UAB. Chelmer Valley Park and Ride, the properties south of Wheelers Hill, land and properties on Domsey Lane as well as the Traveller Site/Caravan Park south of Cranham Road are adjacent or enclosed by Site Allocation 4. They will form consolidated built form or be small islands surrounded by consolidated built form once Site Allocation 4 is developed and should be included in the UAB in accordance with criterion 2.	2 - Main built-up extent of settlement/ 4 – Proposed site allocations
11	Land east of Old Lodge Farm, White Hart Lane	Straighten the UAB to the East of Old Lodge Farm.	To avoid an illogical shape as the UAB crosses the road.	1 – Boundaries should normally follow clearly defined physical features

Item	Site address	Proposed change	Reason for change	Criteria
12	31-33 Shardelow Avenue	Amend the UAB to the rear of 31-33 Shardelow Avenue so that it follows the rear boundaries of these properties.	The UAB has an illogical shape due to going 25m to the rear of these properties and should be drawn a few metres further back where it would follow a hedge.	1 – Boundaries should normally follow clearly defined physical features
13	Land west of tennis courts, New Hall	Amend the UAB at land to the west of the tennis courts at New Hall so that it follows the boundary of the proposed residential development.	This is a site allocation in the LDF. The Parameter Plan: Land Use from planning application 09/01341/EIA for Beaulieu Park shows residential development to go slightly outside the site allocation boundary in the LDF.	5 – Sites with built or extant planning permission
14	Dukes Park Industrial Estate Employment Area	Extend the UAB to align with the boundary of the Duke Park Industrial East Employment Area.	To make the Employment Area boundary and the UAB co-terminus following a review of Employment Area boundaries.	2 - Main built-up extent of settlement
15	Land north west of Cromwell Close	Amend the UAB to follow the Parameter Plan for Land Use granted under Planning Permission 09/01314/EIA.	This is a LDF site allocation. The Parameter Plan: Land Use from planning application 09/01341/EIA for Beaulieu Park shows a slight deviation between the boundary of the business park and the site allocation. The UAB should be updated accordingly.	5 – Sites with built or extant planning permission
16	Chelmsford Business Park Employment Area	Amend the UAB to the east to follow the Employment Area boundary.	To make the Employment Area boundary and the UAB co-terminus following a review of Employment Area boundaries.	2 - Main built-up extent of settlement
17	Sandfords, Sandford Mill Road & 1 Storms Way	Amend the UAB at Sandfords and 1 Storms Way to include their side gardens.	The UAB has been drawn tight along the flank elevations of these properties excluding the side gardens.	2 - Main built-up extent of settlement
18	Chelmer Village Way	Amend so the UAB is co-terminus with the Green Wedge at Chelmer Village Way.	The Green Wedge and UAB do not join up creating an illogical boundary.	2 - Main built-up extent of settlement



Item	Site address	Proposed change	Reason for change	Criteria
19	Chelmer Road	Change the UAB to follow the eastern boundary of the new bridge all the way up to the roundabout.	The road has been replaced with a new road bridge so the UAB should follow this road.	1 – Wherever this is logical, UAB and DSBs should be co-terminus with the Green Belt, Green Wedge/ Corridor boundaries
20	Site Allocations 3a-d - East Chelmsford in the PS LP and Sandon Park and Ride	Extend the UAB to the east to include Site Allocations 3a-d and Sandon Park and Ride.	Site Allocations 3a-d are allocated in the PS LP and once built will be physically and functionally related to the UAB. Sandon Park and Ride is adjacent to site 3B and once developed will comprise consolidated built form. Therefore the Park and Ride is included in the UAB in accordance with criterion 2.	2 - Main built-up extent of settlement/ 4 – Proposed site allocations
21	Baddow Hall School	Amend the UAB around Baddow Hall School to include hardstandings and exclude playing fields.	The UAB goes across a hardstanding and includes some of the play area contrary to criterion 2.	2 - Main built-up extent of settlement
22	33 Smithers Ride	Extend the UAB to include the side garden of 33 Smithers Ride.	The UAB goes along the flank elevation of the property.	2 - Main built-up extent of settlement
23	Chelmsford Office and Technology Park Employment Area	Extend the UAB around Chelmsford Office and Technology Park in accordance with a review of the Employment Area boundaries.	The UAB currently excludes some land used for car parking.	2 - Main built-up extent of settlement
24	707-708 Galleywood Road	Move the UAB to align with the rear garden boundaries at 707-708 Galleywood Road.	To make the UAB and the Green Wedge co-terminus.	1 – Wherever this is logical, UAB and DSBs should be co-terminus with the Green Belt, Green Wedge/ Corridor boundaries
25	Beehive Lane Primary School	Amend the UAB around Beehive Lane Primary School to incorporate all of the hardstanding to the east.	Part of a hardstanding is excluded from the UAB.	2 - Main built-up extent of settlement

Item	Site address	Proposed change	Reason for change	Criteria
26	Forty Hill, Moulsham Thrift	Extend the UAB to include the side extension at Forty Hill, Moulsham Thrift.	To recognise that the building has been extended. The side garden not proposed to be included since the property is in the Green Belt.	2 - Main built-up extent of settlement
27	London Road near St Mary's Church	Amend the UAB at London Road near St Mary's Church to follow the Green Wedge boundary.	To make the UAB and Green Wedge co-terminus.	1 – Wherever this is logical, UAB and DSBs should be co-terminus with the Green Belt, Green Wedge/ Corridor boundaries
28	Widford Industrial Estate Employment Area	Include the car park west of 38 Hanbury Road in UAB and any other changes following a review of Employment Area boundaries.	This is a car park which is part of the industrial estate. To make sure the UAB and the Employment Area boundary are co-terminus.	2 - Main built-up extent of settlement
29	Hylands School	Include Hyland's school, buildings and hardstandings in the UAB.	Hylands School is a large well built-up site very close to residential development to the east. It would be more logical for it to be part of the urban area.	2 - Main built-up extent of settlement
30	Site Allocation 2 – West Chelmsford in the PS LP; East and West Warren Cottage, Warren House, Service Station, land west of 88 Roxwell Road and land between 37 - 197 Avon Road and Site Allocation 2	Extend the UAB to the west to include Site Allocation 2; East and West Warren Cottage, Warren House, Service Station and land west of 88 Roxwell Road and land between 37 – 197 Avon Road and Site Allocation 2	Site Allocation 2 is allocated in the PS LP and once built will be physically and functionally related to the UAB. The houses and the Service Station to the north of Roxwell Road are adjacent to the site allocation and will form consolidated built-up form once the West Chelmsford allocation is developed. Therefore, they are included in the UAB in accordance with criterion 2.	2 - Main built-up extent of settlement/ 4 – Proposed site allocations

## South Woodham Ferrers Urban Area

4.5 South Woodham Ferrers is a uniquely planned, compact town, built in a countryside setting. It is defined by the Green Belt to the west and the river Crouch to the south. There are three proposed changes to South Woodham Ferrers Urban Area Boundary (SWF UAB). These are listed in Table 4. The principal changes are the inclusion of Site Allocation 7 - North of South Woodham Ferrers in the PS LP and the ribbon development at Willow Grove to the north of the existing settlement boundary.

**Table 4 – Proposed Changes to South Woodham Ferrers UAB**

Item	Site address	Proposed change	Reason for change	Criteria
1	Site Allocation 7 - North of South Woodham Ferrers in the PS LP and the Telephone Exchange and Garden Centre, Burnham Road	Extend the UAB to the north of Burnham Road to include Site Allocation 7 and the Telephone Exchange and Garden Centre in SWF UAB.	Site Allocation 7 is allocated in the PS LP and will once built be physically and functionally related to the UAB. The site containing the Telephone Exchange and Garden Centre has planning permission for a supermarket and health centre and will be surrounded by built form once built (14/00830/FUL).	4 – Proposed site allocations / 5 – Sites with built or extant planning permission
2	Site at Fenn Roundabout	Include the site at Fenn Roundabout in the SWF UAB.	The site is adjacent to SWF UAB and planning permission has been granted for a new petrol station and drive through (14/00984/FUL). The site should be included in the UAB in accordance with criterion 5. It will also be surrounded by built form once built.	5 – Sites with built or extant planning permission
3	1-24 Willow Grove	Include 1-24 Willow Grove in SWF UAB. Draw the boundary 25m to the rear when appropriate.	This is a tight ribbon of 24 semi-detached or detached houses located close to SWF UAB. The ribbon will be connected with the UAB when the petrol station has been built.	2 – Main built-up extent of settlement/ 3 – Relatively large groups of houses or buildings close to the main core of the settlement

Item	Site address	Proposed change	Reason for change	Criteria
3	1-24 Willow Grove (continued)		The site should be included in the UAB in accordance with criterion 3. In addition, 1 - 24 Willow Grove is adjacent to Site Allocation 7 and will form part of an area of consolidated built-up form and should be included in the UAB in accordance with criterion 2.	

## Defined Settlements

### Bicknacre

4.6 Bicknacre is a relatively large village that is surrounded by countryside classified as a Key Service Settlement. The village is located in the Rural Area beyond the Green Belt. The DSB has been drawn relatively tightly around the existing consolidated built-up edge to avoid expansion into the areas of looser development particularly to the west and south.

4.7 Twelve changes are proposed to the existing DSB, see Table 5. These include the inclusion of Site Allocation 8 - Bicknacre in the PS LP and Brewers Arms Public House to the south, Priory Primary School as well as some residential properties adjacent to the built-up area.

**Table 5 – Proposed Changes to Bicknacre DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	43-45 Peartree Lane	Amend the DSB to follow the rear boundary of 43-45 Peartree Lane.	The DSB is drawn 25m beyond the rear elevation of the dwelling but the distance to the rear garden boundary is less than 20m.	1 – Boundaries should normally follow clearly defined physical features
2	Peartree Lodge, 3 Peartree Lane	Include the side garden of Peartree Lodge, 3 Peartree Lane in the DSB.	The side garden should be included within the DSB to follow natural boundaries.	1 - Boundaries should normally follow clearly defined physical features
3	36 Priory Road	Amend the DSB to go 25m beyond the rear elevation of 36 Priory Road.	Currently the DSB follows the rear garden boundary (approx 46 m to rear) which is contrary to criteria 2.	2 – Main built-up extent of settlement

Item	Site address	Proposed change	Reason for change	Criteria
4	Site Allocation 8 -Bicknacre in the PS LP and Brewers Arms Public House, Main Road	Extend the DSB to the south to include Site Allocation 8 as well as the area occupied by Brewers Arms Public House, its garden and car park.	Site Allocation 8 is allocated in the PS LP and will once built be physically and functionally related to the DSB. The pub is surrounded by housing on Lyndhurst Drive to the north and the site allocation to the west and south, hence it forms part of the built-up area and should also be included in the DSB in accordance with criterion 2.	4 – Proposed site allocations / 2 – Main built-up extent of settlement
5	Priory Primary School, Brook House and Compasses Farm House, Main Road	Include Priory Primary School, Brook House and Compasses Farm House within the DSB.	The school is now connected to the built-up area following the development of Brook House to the south. Both buildings and hardstanding should be included within the DSB in accordance with criterion 2. Compass Farm House is a residential property which should also be included in the DSB in accordance with criterion 2.	2 - Main built-up extent of settlement
6	Blatch Cote, White Elm Road	Change the DSB to follow the rear boundary of Blatch Cote.	The DSB does not extend 25m to the rear of the property boundary, and is also positioned at a peculiar angle.	1 - Boundaries should normally follow clearly defined physical features
7	2 Wood Cottages	Extend the DSB to the east 25m away from the side elevation of 2 Wood Cottages.	The side garden should be included within the DSB up to 25m from the side elevation.	2 - Main built-up extent of settlement

Item	Site address	Proposed change	Reason for change	Criteria
8	Portakabin & Horseshoe Farm, Main Road	Extend the DSB to include the boundaries of Portakabin and Horseshoe Farm.	Horseshoe Farm is a dwelling in a rather small plot, located in the middle of the village. This should be included. The nursery also should have the DSB drawn looser around it to include its garden.	1 - Boundaries should normally follow clearly defined physical features
9	Bridleway Cottage to Tally Ho, Main Road	Extend the DSB so that it includes all dwellings from Bridleway Cottage to Tally Ho making sure the DSB is drawn up to 25m to the rear of each rear elevations	The ribbon forms a rather consolidated row of houses, close to the road and immediately opposite a well built-up part of the DSB. The ribbon is also clearly defined to the north and south by public footpaths.	2 - Main built-up extent of settlement
10	8 Meadow View	Extend the DSB to the west following the boundaries of 8 Meadow View.	The DSB is drawn very tightly around the house, rather than following the boundary of the property.	1 - Boundaries should normally follow clearly defined physical features
11	67 & 69 Priory Road	Extend the DSB to include 67 and 69 Priory Road following the boundaries of the properties.	These two properties are located very close to the DSB and it is logical to include them in the DSB in accordance with criterion 2.	2 - Main built-up extent of settlement
12	70 Priory Road	Extend the DSB to the west, following the boundaries of 70 Priory Road.	The DSB is drawn very tightly around the house, rather than following the boundary of the property.	1 - Boundaries should normally follow clearly defined physical features

## Proposed New Section of Bicknacre DSB

4.8 An established ribbon of houses along Bicknacre Road and Moor Hall Lane to the north of the existing DSB, is proposed for inclusion in Bicknacre DSB as a separate section, see Table 6.

**Table 6 Proposed New Section of Bicknacre DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	Marlborough to Hillbrook on the western side of Bicknacre Road; Deer's Haunt, Oak House and The Laurels to Upway on the eastern side of Bicknacre Road and all dwellings on Moor Hall Lane (except Overshoot Farm House)	Create a new section of Bicknacre DSB including Marlborough to Hillbrook on the western side of Bicknacre Road; Deer's Haunt, Oak House and The Laurels to Upway on the eastern side of Bicknacre Road and all dwellings on Moor Hall Lane (except Overshoot Farm House). Where appropriate draw the DSB 25m to rear of the rear elevations.	These are established ribbons of housing near Bicknacre DSB. They should form a new section of the DSB to reflect this in accordance with criterion 3.	3 – Relatively large groups of houses or buildings close to the main core of the settlement

## Boreham

4.9 Boreham is a large, compact and substantially built-up settlement lying within generally well defined boundaries. Boreham is classified as a Key Service Settlement. It is confined by the A12 to the north, the Green Corridor to the west and south and the Rural Area beyond the Green Belt to the west, south and east.

4.10 Six changes are proposed to the DSB, see Table 7. The main changes are the inclusion of Site Allocation EC4 – East of Boreham in the PS LP, the Lion Inn to the west and two ribbons of houses to the east of Boreham, along Porters Park and Main Road.

**Table 7 – Proposed Changes to Boreham DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	The Lion Inn, Main Road	Change the DSB to include all of the Lion Inn.	The Lion Inn is directly adjacent to buildings within the DSB and is a settlement related development.	2 – Main built-up extent of settlement
2	The Old Rectory, Church Road	Extend the DSB to the south so that it is drawn 25m beyond the rear elevation (not the garage) of the Old Rectory.	The DSB is drawn close to the rear elevation of this property, contrary to criterion 2.	2 – Main built-up extent of settlement

Item	Site address	Proposed change	Reason for change	Criteria
3	11 – 21 Porters Park, Restmoor to Kou-en, Main Road	Change the DSB to include 11 – 21 Porters Park, Restmoor to Kou-en, drawing the boundaries 25m to the rear of the rear elevations from Brookley to Kou-en	This is a long ribbon of consolidated houses situated very close to the DSB. Kou-en is currently separated from the ribbon by an area of woodland/open space but this site has planning permission for four dwellings, hence an extended DSB should include this land as well as Kou-en.	2 – Main built-up extent of settlement
4	Babylon, Church Road	Extend the DSB to the rear of Babylon so that it extends 25m to the rear of the rear elevation.	This property has large grounds to the rear which is not included in the DSB.	2 – Main built-up extent of settlement
5	The Coach House, Church Road	Extend the DSB at the Coach House so that it is drawn 25m to the rear of the building.	This is a dwelling in a narrow, long plot with the DSB drawn along the southern flank elevation.	2 – Main built-up extent of settlement
6	Site Allocation EC4 – East of Boreham in the PS LP	Extend the DSB to the east to include Site Allocation EC4.	Site Allocation EC4 is allocated in the PS LP and will once built be physically and functionally related to the DSB.	4 – Proposed site allocations

## Broomfield

4.11 Broomfield is a large village located close to the northern edge of the Chelmsford UAB. Broomfield is classified as a Key Service Settlement. The countryside surrounding Broomfield is in the Rural Area outside the Green Belt but the land to the east of Broomfield is designated as Green Wedge.

4.12 There are eight proposed changes to the DSB, see Table 8. The main changes are the inclusion of Site Allocation 6 - North of Broomfield in the PS LP and adjacent properties on Blasford Hill and Woodhouse Lane, the removal of EC3 - Land South and West of Broomfield Place and Broomfield Primary School from the Preferred Options Local Plan Consultation Document and the inclusion of Madelayne Court and Chelmer High School.



Table 8 – Proposed Changes to Broomfield DSB

Item	Site address	Proposed change	Reason for change	Criteria
1	Madelayne Court, School Lane	Include Madelayne Court in the DSB.	This is a care home located just outside the DSB, partly screened by trees. It is a rather prominent building with houses within the DSB immediately to the north. It is logical to include it in the DSB in accordance with criterion 2.	2 - Main built-up extent of settlement
2	Chelmer High School	Include Chelmer High School in the DSB including its hardstandings.	This is an educational establishment right next to the DSB, school building and hardstandings should be included in the DSB in accordance with criterion 2.	2 - Main built-up extent of settlement
3	118-122 Church Avenue	Amend DSB at 118-122 Church Avenue to follow the rear boundaries.	The DSB has an illogical indentation which should be ironed out.	1 – A defensible buffer to be retained
4	Main Road from crossing with Jubilee Avenue to crossing with Woodhouse Lane	Amend the DSB along the Main Road to follow the boundary of the Green Wedge.	To make sure the DSB and Green Wedge is co-terminus.	1 – Wherever this is logical, UAB and DSBs should be co-terminus with the Green Belt, Green Wedge/Corridor boundaries
5	Main Road from crossing with New Road to the southern edge of Madelayne	Amend the DSB along the Main Road to follow the edge of the Green Wedge.	To make sure the DSB and Green Wedge is co-terminus.	1 – Wherever this is logical, UAB and DSBs should be co-terminus with the Green Belt, Green Wedge/Corridor boundaries
6	34-36 Mill Lane	Extend the DSB to the south to align with the garden boundaries of 34-36 Mill Road.	To make sure the DSB and Green Wedge is co-terminus.	1 – Wherever this is logical, UAB and DSBs should be co-terminus with the Green Belt, Green Wedge/Corridor boundaries

Item	Site address	Proposed change	Reason for change	Criteria
7	Site Allocation 6 - North of Broomfield in the PS LP and a) Mill View to Rolphs Cottages on the eastern side of Blasford Hill and b) Land South of Runnymede Cottage to Montpelier Villa on the western side of Blasford Hill and c) Woodhouse Lodge, Woodhouse Cottage, The Coach House, Woodhouse, Office Woodhouse and South Woodhouse on Woodhouse Lane	Extend the DSB to the north to include Site Allocation 6 and the ribbons of houses along Blasford Hill from Mill View to Rolphs Cottages on the eastern side and Runnymede Cottage (plus Land South of Runnymede Cottage) to Montpelier Villa on the western side, as well as Woodhouse Lodge, Woodhouse Cottage, The Coach House, Woodhouse, Office Woodhouse and South Woodhouse on Woodhouse Lane	Site Allocation 6 is allocated in the PS LP and will once built be physically and functionally related to the DSB. The ribbons on Blasford Hill, isolated and groups of buildings on Woodhouse Lane are adjacent to the site allocation and will form consolidated built-up form and should be included in the DSB in accordance with criterion 2.	2 - Main built-up extent of settlement/ 4 – Proposed site allocations
8	EC3 - Land South and West of Broomfield Place and Broomfield Primary School in the Preferred Options Local Plan	Remove EC3 in the PO LP Consultation Document from the DSB.	The site has been removed from the DSB as it is not allocated in the PS LP.	7 – Land of a predominantly open character

## Chatham Green

4.13 Chatham Green is classified as a Small Settlement and is located in the Rural Area beyond the Green Belt. It is a small rural community close to the A131 with a rural character and appearance.

4.14 Five changes are proposed to the DSB. The changes include amendments to the boundary at Ashton Lodge and extensions of the DSB to include side gardens, see Table 9.

**Table 9 – Proposed Changes to Chatham Green DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	12 Chatham Green	Extend DSB to the north to include 25m of the side garden of 12 Chatham Green.	This property has a large side garden which should be included in the DSB.	2 – Main built-up extent of settlement
2	2 Brick Cottages	Extend DSB to the south to include 25m of the side garden of 2 Brick Cottages.	This property has a large side garden which should be included in the DSB.	2 – Main built-up extent of settlement
3	Crowbush Cottage, Chatham Green	Extend DSB to the north to include the entire side garden of Crowbush Cottages.	This property has a large side garden which should be included in the DSB.	2 – Main built-up extent of settlement /1 – Boundaries should normally follow clearly defined physical features
4	Little Longs	Extend DSB to the south-east to include the entire side garden of Little Longs.	This property has a large side garden which should be included in the DSB.	2 – Main built-up extent of settlement /1 – Boundaries should normally follow clearly defined physical features
5	Ashton Lodge	Amend the boundary to the rear of Ashton Lodge.	To reflect a recent planning permission to demolish the existing fireplace showroom and construct four dwellings and associated garages	5 – Sites with built or extant planning permission

## Danbury

4.15 Danbury is a large village classified as a Key Service Settlement. The built-up area is irregular in shape and interspersed with stretches of open countryside. The DSB is drawn in three sections to reflect this irregular pattern of development. The Royal British Legion Employment Area is located within the DSB. Danbury is located in the Rural Area beyond the Green Belt but the settlement is situated on the Ridge which is important for nature conservation with a number of Sites of Special Scientific Interest (SSI), some in close proximity to housing.

Around the Ridge, and the adjoining area, development has undermined the wooded character resulting in gradual urbanisation. Accordingly, this area is excluded from the DSB to prevent any further extension of the built-up area.

4.16 Ten changes are proposed to the Danbury DSB, see Table 10. The main changes are the inclusion of Danbury Park County Primary School and the medical centre at 52 Maldon Road.

**Table 10 – Proposed Changes to Danbury DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	Dellwood, Elm Green Lane	Change the DSB to include 25m of the side garden of Dellwood.	The DSB is drawn near the flank elevation and should be extended to include 25m of the side garden.	2 – Main built-up extent of settlement
2	Meadowlands, Southview Road	Extend the DSB to the east of Meadowlands to include 25m of the side garden.	The DSB is drawn along the eastern flank elevation and should to be extended to include 25m of the side garden.	2 – Main built-up extent of settlement
3	Poplars, Penny Royal Road	Change the DSB to include 25m of the rear garden of Poplars.	The DSB is drawn near the rear elevation of the property and should to be extended to include 25m of the rear garden.	2 – Main built-up extent of settlement
4	56 Main Road	Change the DSB to include 25m of 56 Main Road's side garden to the east.	The DSB is drawn close to the flank elevation of the property. It should be extended to include 25m of the side garden.	2 – Main built-up extent of settlement
5	Oakwood to Fir Trees, Riffhams Lane	Change the DSB to follow the front boundaries of Oakwood, Rosedene and Fir Trees.	In order for the DSB to follow the front boundaries of these properties.	1 – Boundaries should normally follow clearly defined physical features
6	Danbury Park County Primary School	Include Danbury Park County Primary School in the DSB including the buildings, hardstandings and access road.	The school building and hardstandings should be included in the DSB in accordance with criterion 2.	2 – Main built-up extent of settlement
7	Hopliveum, 84 Hopping Jacks Lane	Extend the DSB to the east of Hopliveum to include 25m of the side garden.	The DSB is drawn close to the eastern flank elevation of the property.	2 – Main built-up extent of settlement

Item	Site address	Proposed change	Reason for change	Criteria
8	Windles, Runsell Green	Change the DSB to follow the boundary of this property.	The DSB is drawn tightly along the flank elevation of the property and excludes the side garden.	1 – Boundaries should normally follow clearly defined physical features
9	Quinlan Court, 78 Mill Lane	Change the DSB to follow the southern boundary of Quinlan Court including the amenity space and trees to the front.	The DSB does not follow the southern boundary of this property.	1 – Boundaries should normally follow clearly defined physical features
10	52 Maldon Road	Include the new medical centre, car parking to south and west, access road and trees to the front.	This property is a new medical centre with associated car parking just outside the DSB. It should be included within the DSB as a community facility forming part of the built-up area in accordance with criterion 2.	2 – Main built-up extent of settlement

## East Hanningfield

4.17 East Hanningfield is located in the Rural Area beyond the Green Belt and is classified as a Service Settlement. The DSB is drawn tightly around the village and includes East Hanningfield Industrial Estate in the south, an allocated Employment Area.

4.18 Six changes are proposed to the DSB, see Table 11. The main is the inclusion of three houses in the north west of the village.

**Table 11 – Proposed Changes to East Hanningfield DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	Firs Cottage, The Tye	Amend the DSB to include the entire extent of the rear garden at Firs Cottage.	The DSB does not include the entire rear garden which is within 25m of the rear elevation.	1 – Boundaries should normally follow clearly defined physical features/ 2- Main built-up extent of settlement

Item	Site address	Proposed change	Reason for change	Criteria
2	The Chestnut House, The Barn House and Wheatlands, Old Church Road	Amend the DSB to follow the rear boundaries of the Barn House and Wheatlands joining up with the DSB 25m to the rear of Chestnut.	The DSB is incorrectly drawn to the rear of these dwellings.	1 – Boundaries to follow clearly defined physical features/2- Main built-up extent of settlement
3	East Hanningfield Industrial Estate	Amend the boundary of the industrial estate to follow the boundary of the site and ensure in particular that the DSB does not cut across unit 13a.	The DSB is inconsistent in a number of places. The boundary should be drawn to reflect the review of Employment Area boundaries.	1 – Boundaries to follow clearly defined physical features/2- Main built-up extent of settlement
4	Meadowsweet, Rowan Cottage and Cornerways Cottage, Main Road	Include Meadowsweet, Rowan Cottage and Cornerways Cottage in the DSB (but only 25 m of the rear garden of Meadowsweet only).	The side garden of Meadowsweet has been excluded from but should be part of the DSB. With this garden being part of the DSB, the adjacent two properties would be very close to the DSB and it is reasonable to include them in the DSB as well.	2- Main built-up extent of settlement
5	42 Highfields Mead	Extend the DSB to include the garage at the front of 42 Highfields Mead.	The garage at the front of the house has been excluded from the DSB but forms part of the settlement.	2- Main built-up extent of settlement
6	9 Abbey Fields	Extend the DSB to the rear of 9 Abbeyfields to include 25m of its rear garden.	The DSB goes diagonally across the rear garden of this property and should include 25m of the rear garden.	2- Main built-up extent of settlement

## Edney Common

4.19 Edney Common is a small hamlet enclosed by the Green Belt classified as a Small Settlement. The DBS is drawn tightly around the continuous built-up frontage.

4.20 Only one change is proposed to the DSB which is the inclusion of the Green Man Public House located on the edge of the village, see Table 12.

**Table 12 – Proposed Change to Edney Common DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	The Green Man Public House, Highwood Road	Extend the DSB to the west to include the public house and 25m of its rear garden. Draw the western DSB boundary along the flank elevation of the pub.	The pub is on the western edge of Edney Common just outside the DSB. It is settlement related development that should be included within the DSB in line with criterion 2. Planning permission has been granted for a change of use from a public house to a residential dwelling (16/01670/FUL).	2 - Main built-up extent of settlement

## Ford End

4.21 Ford End is a small but compact settlement located in the Rural Area beyond the Green Belt classified as a Service Settlement. The boundary of the village is generally well-defined consisting of ribbon development and some in-depth development. The DSB is in two parts separated by Lavender's Farm. The eastern parts of both sections of the DSB are confined by the Green Corridor.

4.22 Ten changes are proposed to the DSB, see Table 13. These are mainly to include side and rear gardens of houses as well as a change to the DSB around the primary school to include the hardstanding and remove some of the playing field.

**Table 13 – Proposed Changes to Ford End DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	Martyns, Main Road	Extend the DSB to the north to include the side garden of Martyns.	The DSB does not include the property's side garden.	1 – Boundaries should normally follow clearly defined physical features
2	Rose Cottage, Main Road	Extend the DSB to the north to include the side garden of Rose Cottage – up to 25m.	The DSB is situated very close to the property, and does not include the side garden up to 25m.	2 – Main built-up extent of settlement
3	Down House, Main Road	Change the DSB to follow the boundary of Down House which is within 25m of the rear elevation.	The DSB goes partly beyond and partly excludes the rear garden of this property within 25 m of the rear elevation.	1 – Boundaries should normally follow clearly defined physical features

Item	Site address	Proposed change	Reason for change	Criteria
4	Talbot House, Main Road	Change the DSB to follow the boundary of Talbot House's side garden.	The DSB is situated very close to the property, and does not include the side garden within 25m of the side elevation.	2 – Main built-up extent of settlement
5	Sandons, Main Road	Extend the DSB to the side of Sandons to include the side garden up to 25m.	The DSB fits very closely around this property and does not include any of its side garden within 25m of the side elevation.	2 – Main built-up extent of settlement
6	Porters Hall, Main Road	Extend the DSB to the side to follow the natural boundary of the side garden of Porter's Hall	The DSB is drawn very close to the property, and does not allow for much side garden within 25m of the side elevation.	1 – Boundaries should normally follow clearly defined physical features
7	Willow Trees, Woods Road	Extend DSB to include the side garden of Willow Trees.	The DSB is drawn very close to the property, rather than following the boundary of the side garden, which is within 25m of the side elevation.	2 – Main built-up extent of settlement
8	Ford End Church of England Primary School	Amend the DSB around the Ford End Church of England Primary school to include the hardstanding and remove some of the playing field.	The DSB includes only half of the hardstanding to the rear of the school and some of the playing field. The entire hard-standing should be included and the playing field should be excluded. In this instance a small part of the playing field which contains a small building has been left in the DSB.	2 – Main built-up extent of settlement
9	Greys, Church Lane	Extend the DSB to the side and rear to include 25m of the rear and side gardens of Greys.	The DSB is drawn very close to the property, and does not include any of the rear or the side garden within 25m of rear/side elevations.	2 – Main built-up extent of settlement
10	Tegfan, Woods Road	Amend the DSB to the south of Tegfan to follow the rear garden boundary.	The DSB is drawn beyond the rear gardens of this property, and more than 25m from the rear elevation.	1 – Boundaries should normally follow clearly defined physical features



## Galleywood

4.23 Galleywood is a large settlement enclosed by the Green Belt and with the Green Corridor running along its western edge. It is classified as a Key Service Settlement. The DSB consists of two parts, one large compact part largely confined by Beehive Lane and Stock Road and a much smaller part adjacent to Galleywood Common to the west. The large part contains Rignals Lane Employment Area and a site proposed for housing development at Galleywood Reservoir (EC1) in the PS LP Consultation Document. There is some sporadic development around Galleywood in the open countryside including some large houses in large gardens with mature landscaping. The DSB is drawn tightly around the existing continuous built-up area to prevent further expansion.

4.24 Only two changes are proposed to the DSB, all of which are changes to make sure the DSB follows garden boundaries and/or is drawn 25m behind rear property walls, see Table 14.

**Table 14 – Proposed Changes to Galleywood DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	451-461 Beehive Lane	Change the DSB so that it is drawn up to 25m to the rear of the rear elevation of each house.	The DSB has not been drawn up to 25m to the rear of each rear elevation, sometimes it is less, sometimes more.	1 – Boundaries should normally follow clearly defined physical features /2 – Main built-up extent of settlement
2	The White House, Stock Road	Amend the DSB along the boundary so that it follows the Green Corridor.	To make sure the DSB and Green Corridor are co-terminus.	1 – Wherever this is logical, UAB and DSBs should be co-terminus with the Green Belt, Green Wedge/ Corridor boundaries

## Good Easter

4.25 Good Easter is a small village located in the Rural Area beyond the Green Belt classified as a Small Settlement. There are two parts of the DSB, the main part consisting of a ribbon development along Mill Road with a smaller area of housing to the south east at Souther Cross Road. The DSB is drawn tightly around the existing built-up frontage.

4.26 There are seven proposed changes to the DSB, see Table 15. The main changes are the inclusion of The Village Hall and a house to the east of the village just outside the DSB.

Table 15 – Proposed Changes to Good Easter DSB

Item	Site address	Proposed change	Reason for change	Criteria
1	Church House, School Road	Extend the DSB to the west of Church House to include the side garden and garage.	The side garden with a double garage has been excluded from the DSB rather than following the logical boundary of the side garden, which is within 25m of the side elevation.	1 – Boundaries should normally follow clearly defined physical features
2	11 Souther Cross Road	Extend the DSB to the west of 11 Souther Cross Road to include the side garden and garage.	Side garden with a garage has been excluded from the DSB rather than following the natural boundary of the side garden, which is within 25m.	1 – Boundaries should normally follow clearly defined physical features
3	3-4 Souther Cross Road	The DSB to be moved south to coincide with the rear garden boundaries of 3 & 4 Souther Cross Road.	The DSB goes beyond the garden of the two properties.	1 – Boundaries should normally follow clearly defined physical features
4	Allotment Gardens, Old Croft Close	Exclude the allotment garden fully from DSB and draw DSB to the rear of 34 Mill Road.	The DSB goes halfway through the allotment gardens to the rear of 34 Mill Road.	1 – Boundaries should normally follow clearly defined physical features
5	The Village Hall, School Road	Extend the DSB to include the Village Hall.	The Village Hall is just outside the DSB and should be included being a community facility.	2 – Main built-up extent of settlement
6	Chestnuts, Mill Road	Extend the DSB to include 25m of the side garden.	The DSB is drawn along eastern flank elevation and does not include the side garden.	2 – Main built-up extent of settlement
7	Gages, Mill Road	Extend the DSB to the east to include Gages.	This is a bungalow forming part of the built-up frontage. As such it should be included in the DS.	2 – Main built-up extent of settlement

## Great Leighs

4.27 Great Leighs is a large village located in the Rural Area beyond the Green Belt classified as a Key Service Settlement. The settlement is confined by the A131 to the west and includes the Banters Lane Employment Area in the north of the DSB.

There is some scattered development to the south of the DSB which is semi-rural in character with gaps providing views of the open countryside.

4.28 There are eight proposed changes to the existing DSB, see Table 16. The main changes are the inclusion of Site Allocations 5b - Land East of London Road, 5c - Land North and South of Banters Lane and EC3 - Land East of Main Road from the PS LP and properties on Banters Lane from The Willows to Pond View, the Village Hall, The Castle Public House and Castle Cottage.

**Table 16 – Proposed Changes to Great Leighs DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	Land South West of 203 Main Road	Extend the DSB to include land south west of 203 Main Road.	This is a small gap in the built-up area with outline planning permission for one detached dwelling (17/00111/OUT).	5 – Sites with built or extant planning permission
2	158 Main Road	Change the DSB to follow the side garden boundary of the property.	The DSB has been drawn very close to the property, cuts across an extension and does not include the property's side garden.	1 – Boundaries should normally follow clearly defined physical features
3	The Castle Public House, Main Road and Castle Cottage and Leighs Village Hall, Boreham Road	Change the DSB to include The Castle Public House, Castle Cottage and Leighs Village Hall.	The DSB does not include these three buildings which form part of the consolidated built form and are close to the roads. They should be included in the DSB in accordance with criterion 2.	2 – Main built-up extent of settlement

Item	Site address	Proposed change	Reason for change	Criteria
4	The Willows, Maric, The Gables, Woodlands and Rosylea, Banters Lane	Change the DSB to include The Willows, Maric, The Gables, Woodlands and Rosylea, Banters Lane.	This is a little group consisting of three houses to the south of Banters Lane adjacent to Banters Lane Employment Area, and two houses to the north. The houses are immediately adjacent to the built-up area. They should therefore be included in the DSB in accordance with criterion 2. They will also be adjacent to Site Allocation 5c.	2 – Main built-up extent of settlement
5	215 Main Road	Extend the DSB to the north to include 25m of the side garden of 215 Main Road.	The DSB is drawn close to the flank elevation of this property and does not include the side garden within 25m.	2 – Main built-up extent of settlement
6	Site Allocation 5b - Land East of London Road in the PS LP and Corner Cottage to Ponds View, Banters Lane	Extend the DSB to the north to include Site Allocation 5b as well as Corner Cottage to Ponds View.	Site Allocation 5b is allocated in the PS LP and will once built be physically and functionally related to the DSB. The ribbon of houses from Corner Cottage to Ponds View are adjacent to Site Allocation 5b and will form consolidated built-up form and should be included in the DSB in accordance with criterion 2.	2 – Main built-up extent of settlement/ /4 – Proposed site allocations

Item	Site address	Proposed change	Reason for change	Criteria
7	Site Allocation 5c - Land North and South of Banters Lane in the PS LP and parts of the rear gardens of 196 - 212 Main Road and a section of Banters Lane	Create a new section of the DSB to the north and south of Banters to include Site Allocation 5c as well as parts of rear gardens of 196 - 212 Main Road and a section of Banters Lane.	Site Allocation 5c is allocated in the PS LP and will once built be physically and functionally related to the DSB. All of the rear gardens on Main Road and Banters Lane have been included in the DSB to ensure boundaries are clear, robust and pragmatic in accordance with criterion 1.	1 – Boundaries should be clear, robust and pragmatic / 4 – Proposed site allocations
8	Site Allocation EC3 - Land East of Main Road in the PS LP and parts of the rear gardens of 170-194 Main Road adjoining Site Allocation EC3	Create a new section of the DSB to the east of the Main Road to include Site Allocation EC3 as well as parts of rear gardens of 170-194 Main Road adjoining Site Allocation 5b.	Site Allocation EC3 is allocated in the PS LP and will once built be physically and functionally related to the DSB. The rear gardens have been included in the DSB to ensure boundaries are clear, robust and pragmatic in accordance with criterion 1.	1 – Boundaries should be clear, robust and pragmatic / 4 – Proposed site allocations

## Proposed New Section of Great Leighs DSB

4.29 Site Allocation 5a in the PS LP – Land at Moulsham Hall is proposed for inclusion in Great Leighs DSB as a separate section, see Table 17.

Table 17 Proposed New Section of Great Leighs DSB

Item	Site address	Proposed change	Reason for change	Criteria
1	Site Allocation 5a - Land at Moulsham Hall in the PS LP and Bridge Cottage, School Lane	Create a new section of the DSB to the west of the A131 to include Site Allocation 5a as well as Bridge Cottage.	Site Allocation 5a is allocated in the PS LP and will once built be physically and functionally related to the DSB to the east of the A131.	4 – Proposed site allocations

Item	Site address	Proposed change	Reason for change	
1	Site Allocation 5a - Land at Moulsham Hall in the PS LP and Bridge Cottage, School Lane (continued)		Bridge Cottage is adjacent to Site allocation 5a and will form part of consolidated built-up form and should be included in the DSB in accordance with criterion 2.	

## Great Waltham

4.30 Great Waltham is a compact settlement with a well-defined edge surrounded by open countryside. Great Waltham is classified as a Service Settlement. The DSB consists of a larger section centred around South Street and a smaller ribbon development to the west along Barrack Lane. Great Waltham is located in the Rural Area beyond the Green Belt but both sections of the DSB are partly confined by the proposed Green Corridor.

4.31 Five changes are proposed to the DSB, see Table 18. The main changes are the inclusion of three houses on Breeds Road to the south west of the village as well as St Mary and St Lawrence Church and a house adjacent to the church.

**Table 18 – Main Proposed Changes to Great Waltham DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	Rest Harrow to Atkins, Breeds Road	Extend the DSB to include Rest Harrow to Atkins, drawing the boundary up to 25m to the rear elevations and include the side garden of Rest Harrow.	This is a short ribbon of houses of a similar character to the houses on the east of Hoe Lane which are included in the DSB. These properties should be included in the DSB in accordance with criterion 2.	2 - Main built-up extent of settlement
2	St Mary and St Lawrence Church and Badynghams, Chelmsford Road	Include the church and Badynghams, Chelmsford Road in the DSB.	These buildings form part of the settlement, are located on its edge and there are other buildings on the same side of the road which are in the DSB.	2 - Main built-up extent of settlement

Item	Site address	Proposed change	Reason for change	Criteria
3	Easter Cottage, Barrack Lane	Extend the DSB to the west to include the entire side garden of Easter Cottage.	Only part of the side garden is within the DSB, but the entire side garden falls within 25m of the side elevation.	2 - Main built-up extent of settlement
4	Pennyfeathers, 10, 12, Broomead and Clarendon, Barrack Lane	Extend the DSB to boundary at Pennyfeathers, 10, 12, Broomead and Clarendon, Barrack Lane.	To ensure the Green Corridor and the DSB are co-terminus.	1 – Wherever this is logical, UAB and DSBs should be co-terminus with the Green Belt, Green Wedge/Corridor boundaries
5	2A & 2B Mashbury Road	Extend the DSB to include the entire rear gardens of 2A and 2B Mashbury Road.	Only a small part of 2A's rear garden has been included in the DSB and the entire rear garden of 2B is currently outside the DSB.	2 - Main built-up extent of settlement

## Highwood

4.32 Highwood is a small settlement enclosed by the Green Belt classified as a Service Settlement. It largely consists of a ribbon development along Highwood Road with limited development in depth. The DSB is tightly defined around its continuous built-up edge and excludes some sporadic development to the south west.

4.33 There are only two proposed changes to the DSB, see Table 19. The changes include amendments to the boundary around Highwood Primary School and an extension to the DSB to the rear of a property to the west of the village.

**Table 19 – Proposed Changes to Highwood DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	Highwood Primary School	Amend the DSB to include all hard surfaced areas of the school and exclude grassed playing areas.	The DSB does not include the hard surfaced areas around the school building but includes some grassed areas. This is contrary to criterion 2.	2 – Main built-up extent of settlement
2	Eton Lodge, Highwood Road	Extend the DSB to the north of Eton Lodge to include its rear garden up to 25m from the rear elevation.	The DSB does not extend to 25m beyond the rear elevation of the building.	2 – Main built-up extent of settlement

## Howe Green

4.34 Howe Green is a small relatively dispersed settlement classified as a Small Settlement. It consists of ribbon development along East Hanningfield and Southend Road as well as a loose ribbon of large houses in large plots at Chalklands and a modern estate at Alexander Mews. Howe Green is confined by the Green Belt only to the west.

4.35 There are only two changes proposed to the DSB, see Table 20. The main change is the proposed inclusion of four properties to the north of East Hanningfield Road in the DSB.

**Table 20 – Proposed Changes to Howe Green DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	1 Hill Cottages, Southend Road	Extend the DSB to include the side garden of 1 Hill Cottages.	The DSB does not include this property's side garden within 25m of the side elevation.	1 – Boundaries should normally follow clearly defined physical features
2	Woodside, Southlands Lodge, Merivale and Edenhurst House, East Hanningfield Road	Include Southlands Lodge, Merivale and Edenhurst House in the DSB and draw the boundary 25m to the rear of the rear elevations of these properties.	These properties are similar in character to the properties across the road which are included in the DSB.	2 – Main built-up extent of settlement

## Howe Street

4.36 Howe Street is a compact settlement consisting of development within the triangle of land created by the B1008, Lucks Lane and Parsonage Lane. Howe Street is classified as a Small Settlement. It is surrounded by the Rural Area beyond the Green Belt but is entirely enclosed by the Green Corridor. The DSB has been drawn tightly around the built-up area.

4.37 Only two changes are proposed to the DSB, see Table 21. Both changes involve the extensions of the DSB to include side/rear gardens.

**Table 21 – Proposed Changes to Howe Street DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	Thatches and Kinreal, Main Road	Extend the DSB to the north west to include the side garden of Thatches and Kinrel.	The DSB does not include the side gardens of these properties.	1 – Boundaries should normally follow clearly defined physical features / 2 – Main built-up extent of settlement



Item	Site address	Proposed change	Reason for change	Criteria
2	The Woodman, Parsonage Lane	Extend the DSB to the west and south up to 25m from the side and rear elevation of The Woodman.	The DSB does not include the property's side or rear garden up to 25m.	2 – Main built-up extent of settlement

## Little Baddow

4.38 Little Baddow is a relatively dispersed settlement and the DSB consists of two parts which are tightly drawn around the continuous built-up areas. Little Baddow is classified as a Small Settlement. The Ridge and the adjoining area which still retains much of its original semi-rural character are excluded from the DSB for the same reasons as outlined in relation to Danbury. Accordingly, further consolidation of the existing loose ribbon of development along the Ridge and North Hill will be prevented to make sure the road between Little Baddow and Danbury does not become entirely built-up in character to the detriment of the rural character and nature conservation interests. Little Baddow is located in the Rural Area beyond the Green Belt. The northern and western edge of the northern section of the DSB is confined by the Green Corridor.

4.39 Eight changes are proposed to the Little Baddow DSB, see Table 22. The changes are mainly amendments to ensure the DSB includes 25m of the rear and side gardens of properties.

**Table 22 – Proposed Changes to Little Baddow DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	Shouldersticks, North Hill	Extend the DSB to the north and east to include the entire garden of Shouldersticks.	The side garden of this property is not included in the DSB.	1 – Boundaries should normally follow clearly defined physical features /2 - Main built-up extent of settlement
2	Brooks, North Hill	Extend the DSB to include approx 25m of the rear garden of Brooks.	The DSB is drawn close to the rear elevation of the house.	2 - Main built-up extent of settlement
3	Aldermans, Colam Lane	Change the DSB to exclude the rear garden of Aldermans beyond 25m.	The DSB runs 40 m to the rear of the rear elevation of this property.	2 - Main built-up extent of settlement
4	Nurses Cottage, North Hill	Change the DSB to include the side garden of Nurses Cottage.	The DSB is drawn along the flank elevation of the house.	1 – Boundaries should normally follow clearly defined physical features/2 - Main built-up extent of settlement

Item	Site address	Proposed change	Reason for change	Criteria
5	6 & 6A and 7 Rye Field	Extend the DSB to the south of 6 and 6A Rye Field to 25m from the rear of the rear elevations. Extend the DSB to include the entire rear garden at Land to the East of 7 Rye Field.	The DSB is inconsistent and is drawn less than 25m from the rear of No 6 and 6A. Planning permission has been granted for a new dwelling in the side garden of No 7 (16/00542/FUL).	2 - Main built-up extent of settlement/ 5 – Sites with built or extant planning permission
6	The Generals Orchard, The Ridge	Extend the DSB to the south of The General Orchard to include the side garden.	The DSB does not include the side garden of this property.	1 – Boundaries should normally follow clearly defined physical features/ 2 - Main built-up extent of settlement
7	Jarvis Field	Amend DSB along the western edge of the settlement at Jarvis Field.	To ensure the Green Corridor and DSB are co-terminus.	1 – Wherever this is logical, UAB and DSBs should be co-terminus with the Green Belt, Green Wedge/ Corridor boundaries
8	Spring Close	Amend the DSB along the northern edge of the settlement at Spring Close.	To ensure the Green Corridor and the DSB are co-terminus.	1 – Wherever this is logical, UAB and DSBs should be co-terminus with the Green Belt, Green Wedge/ Corridor boundaries

## Little Waltham

4.40 Little Waltham is an irregular shaped settlement focused on the historic centre of the village along The Street (in two sections). It is classified as a Service Settlement. More recent development has occurred in depth on both sides of Brook Hill. There is also a separate section of the DSB to the south around Chelmer Avenue. The village is located in the Rural Area beyond the Green Belt but is enclosed almost completely by the Green Wedge.

4.41 Ten changes are proposed to the Little Waltham DSB, see Table 23. The main changes are the removal of land south of Church Hill from the DSB, the extension of the DSB at the primary school to include a hardstanding and a new building to the rear, the extension of the DSB at the White Hart Public House to include the hard surfaced car park and, the removal of a dwelling (which falls entirely within the Green Corridor) from the DSB.

Table 23 – Proposed Changes to Little Waltham DSB

Item	Site address	Proposed change	Reason for change	Criteria
1	Little Waltham Church of England Voluntary Aided Primary School	Extend the DSB by Little Waltham Primary School to include the hard surfaced area to the rear. Also include the new building to the east.	The hard surfaced playground and the new building to the south east are not included in the DSB, contrary to criterion 2.	2 - Main built-up extent of settlement
2	The White Hart Public House, The Street	Extend the DSB around the White Hart Public House to include the hard surfaced car park.	The hard surfaced car park is currently outside the DSB contrary to criterion 2.	2 - Main built-up extent of settlement
3	39 Church Hill Lane	Amend the DSB to follow the rear garden boundary of 39 Church Hill.	To remove a small indentation in the DSB caused by the stagger of houses and instead let the DSB follow the rear garden boundary.	1 – Boundaries should normally follow clearly defined physical features/2 - Main built-up extent of settlement
4	22 The Street	Extend the DSB at 22 The Street to the west to include its entire side garden.	The DSB is drawn only a few metres to the side of the side elevation of this property and the entire garden is within 25m of the side elevation.	2 - Main built-up extent of settlement
5	23 The Street	Remove 23 The Street from the DSB.	This is a property in large grounds on the edge of the built-up area which falls entirely within the Green Wedge (as proposed to be extended). The dwelling is visually detached from the main built-up extent of the settlement to the east.	6 – Isolated and sporadic development
6	26 The Street	Amend the DSB to follow the side garden boundary of 26 The Street.	The DSB goes partly in the field to the side of this property.	7 – Development or land of a predominantly open character at the edge of a settlement

Item	Site address	Proposed change	Reason for change	Criteria
7	29 The Street	Extend the DSB to include the rear garden. Continue the line straight from the eastern boundary of the side garden.	This property is a former conversion of 29 and 31 The Street (96/05965/LBC) with a large rear garden extending to the east beyond No 33. The DSB is drawn relatively close to the rear elevation of the house and does not include the rear garden within 25m of the rear elevation.	2 - Main built-up extent of settlement
8	28-34 and 44 The Street	Extend the DSB to include the rear gardens of 28 and 30 The Street, the car park between 30 and 32 The Street, the garden/hard surfacing of 34 The Street and 25m of side garden/turning circle at No 44 The Street.	The DSB does not include 25m of the side or rear gardens and does not include the car park between 30 and 32 The Street.	2 - Main built-up extent of settlement
9	43 The Street	Change the DSB to include 25m of the rear/side garden.	The DSB is drawn close to the rear elevation of this property which has a large rear/side garden.	2 - Main built-up extent of settlement
10	Land south of Church Hill	Exclude land south of Church Hill from the DSB.	This site is no longer allocated for development so it should be excluded from the DSB.	4 – Proposed site allocations

## Margaretting

4.42 Margaretting is a substantially built-up settlement composed of a very small historic core plus ribbon development along Maldon Road. It is classified as a Service Settlement. Margaretting is completely enclosed by the Green Belt. Areas of loose ribbon development or low density scattered development are in the Green Belt and not included in the DSB. This includes an area to the west of the village between Penny's Lane and Wantz Road. There is also a short ribbon to the east of the village along Main Road. The Green Belt is defined tightly around those parts of the village that are compact and built-up along Main Road and Maldon Road as far as the railway line which forms a clear visual break.

4.43 Only one change is proposed to the DSB involving the extension of the boundary at a house to include 25m of its rear garden in the DSB, see Table 24.

Table 24 – Proposed Change to Margaretting DSB

Item	Site address	Proposed change	Reason for change	Criteria
1	Ponders, Main Road	Extend the DSB to 25m beyond the rear elevation.	The DSB is drawn very tightly around the property.	2 - Main built-up extent of settlement

## Ramsden Heath/Downham

4.44 The main part of Ramsden Heath is relatively well defined and the DSB is split into one large section to the west and a small ribbon to the east along Downham Road. It is classified as a Service Settlement. The village is enclosed by the Green Belt which contains areas of loose development to the west, south and east including Downham. It is important to maintain a gap between Ramsden Heath and Downham and the DSB has been drawn to include only areas of continuous development. Likewise where there are gaps in the ribbon development, for example to the west along Heath Road, these areas have been excluded from the DSB to prevent consolidation into a continuous ribbon of development.

4.45 Nine changes are proposed to the DSB, see Table 25. The main changes are the inclusion of three dwellings which are currently on the edges of the boundary within the DSB as well as the extension of the boundary at the primary school to include a rear hard surfaced area.

Table 25 – Proposed Changes to Ramsden Heath/Downham DSB

Item	Site address	Proposed change	Reason for change	Criteria
1	128-130 Downham Road	Extend the DSB to follow the eastern flank elevation of No 130 Downham Road.	Although set slightly further back than adjacent dwellings, these two dwellings form part of a continuous stretch of ribbon development to the south of the road.	2 – Main built-up extent of settlement
2	St Anns, Downham Road	Extend the DSB to include St Anns, Downham Road and the northern section of Oak Road (following the southern boundary of Meadowside) to join this property with the eastern section of the Defined Settlement.	The property is well screened off from the road by high hedges but feels more part of the built-up area than of the countryside being located in the middle of the village.	2 – Main built-up extent of settlement

Item	Site address	Proposed change	Reason for change	Criteria
3	Village Hall, Dowsett Lane	Change the DSB to follow the boundary of the Village Hall.	The DSB cuts into a designated open space to the south of the Village Hall rather than following the boundaries of the Village Hall.	1 – Boundaries should normally follow clearly defined physical features
4	7 Willowmeade and 21 Downham Road	Change the DSB to go 25m to the rear of the rear elevation of 7 Willowmeade and include the rear garden of 21 Downham Road.	The DSB does not include all of the rear garden of 7 Willowmeade within 25m or the rear garden of 21 Downham Road.	2 - Main built-up extent of settlement
5	23 Downham Road	Change the DSB to go 25m to the rear or the rear elevation of 23 Downham Road.	The DSB does not include all of the rear garden of this property within 25m.	2 - Main built-up extent of settlement
6	33 Downham Road	Change the DSB to go 25m to the rear or the rear elevation of 33 Downham Road.	The DSB runs closer than 25m to the rear elevations of this property.	2 - Main built-up extent of settlement
7	47 Downham Road	Change the DSB to go 25m to the rear of the rear elevation of 47 Downham Road.	The DSB runs closer than 25m to the rear elevations of this property.	2 - Main built-up extent of settlement
8	59 Church Road	Change the DSB to include land 25m to the rear of 59 Church Road.	The DSB is drawn close to the rear elevation of this property and does not include the rear garden within 25m of the rear elevation.	2 - Main built-up extent of settlement
9	Downham Church of England Voluntary Controlled Primary School	Extend the DSB to the east of Downham Primary School to include the hard paved area.	The hardstanding has been excluded from the DSB.	2 – Main built-up extent of settlement

## Rettendon Common

4.46 Rettendon Common is a relatively small settlement contained by the A130 to the west. It is classified as a Small Settlement. The settlement takes the form of a ribbon development along both sides of East Hanningfield Road with limited development in depth on the south side. It is located in the Rural Area beyond the Green Belt.

4.47 Twelve changes are proposed to the DSB, see Table 26. The main changes are the inclusion of one new small housing site, part of another new housing site, two dwellings to the north of East Hanningfield Road and the exclusion of an enclosed area to the rear of Bell Court.

Table 26 – Proposed Changes to Rettendon Common DSB

Item	Site address	Proposed change	Reason for change	Criteria
1	The Yard, Old Bell Lane	Change the DSB to include The Yard, Old Bell Lane.	The site is being redeveloped for four new dwellings, (15/01009/FUL and 16/00429/FUL).	2 – Main built-up extent of settlement
2	Glenberna, Old Bell Lane	Amend the DSB to follow the boundary of Glenberna and join up with The Yard to the south.	The DSB cuts off a small part of the side garden and is drawn less than 25m to the rear of the rear elevation.	1 – Boundaries should normally follow clearly defined physical features
3	Sketts, East Hanningfield Road and	Change the DSB to include Sketts as well as 25m of its side and rear garden.	Skett is a property in a large plot set back from the ribbon along East Hanningfield Road. Skett should be within the DSB to ensure consistency with 39 and 47 East Hanningfield Road which are also set back from the ribbon but both included within the DSB.	2 – Main built-up extent of settlement.
4	55 East Hanningfield Road	Include the rear garden of 55 East Hanningfield Road in the DSB.	The DSB is drawn relatively close to the rear elevation of 55 East Hanningfield Road. The garden then bends to the west and is less than 25 m wide. To comply with criterion 2 and to avoid an illogical DSB, it should be changed to include the entire garden of 55.	1 – Boundaries should normally follow clearly defined physical features/2 - Main built-up extent of settlement
5	67 East Hanningfield Road	Amend the DSB to go 25m to the rear of the rear and flank elevations.	The boundary is currently drawn 15m to the rear of the rear elevation and along the flank elevation of the property.	2 - Main built-up extent of settlement

Item	Site address	Proposed change	Reason for change	Criteria
6	47 East Hanningfield Road	Amend the DSB to the west of 47 East Hanningfield Road, to reflect an implemented planning permission.	Planning permission has been approved and implemented for three new houses splitting the plot into four and extending the built-up area to the north (13/01184/FUL).	5 – Sites with built or extant planning permission
7	70 East Hanningfield Road	Amend the DSB to include 25m of this side garden of 70 East Hanningfield Road.	The side garden of this property is not included within the DSB.	2 - Main built-up extent of settlement
8	Land rear of Bell Court	Amend the DSB to exclude the enclosed area to the north west of Bell Court.	This area is fenced off and does not form part of the flatted scheme.	7 – Development or land of a predominantly open character
9	17 Salforal Close	Amend the DSB to include the side garden of 17 Salforal Close.	The DSB is drawn close the side elevation of this property.	1 – Boundaries should normally follow clearly defined physical features /2 - Main built-up extent of settlement
10	33 East Hanningfield Road	Extend the DSB to include 25m of the rear garden as measured from the rear elevation.	The DSB does not reflect this property's rear extension	2 – Main built-up extent of settlement
11	35 East Hanningfield Road	Extend the DSB to include 25m of the rear garden as measured from the rear elevation.	The DSB does not reflect this property's rear extension.	2 – Main built-up extent of settlement
12	21 & 23 East Hanningfield Road	Amend the DSB to include 21 East Hanningfield Road. Draw the DSB an equal distance from the two buildings, while following the boundary of the residential property. Also include the entire rear garden of No 23.	No 21 can be seen from the road, is in residential use and is not connected with Lappage's Farm. The building to the east is a workshop which is connected to the farm. Including the rear garden of No 23 avoids an odd shape of the DSB and connects No 21 better with the DSB.	2 – Main built-up extent of settlement



## Rettendon Place

4.48 Rettendon Place is a small, relatively compact settlement classified as a Service Settlement. The village is characterised by development in depth on the east side of the village and a continuous ribbon of development on the west side. The village is enclosed by countryside with the Green Belt defining the southern and western edges. There is also an informal group of buildings in a mature landscape setting including All Saint's church and some agricultural buildings to the south west of the DSB. The boundary has been drawn tightly around the existing consolidated built-up edge to avoid any expansion into this area which is set apart from the main village.

4.49 Only two changes are proposed to the DSB, see Table 27. The main change is the inclusion of one new dwelling to the north of the DSB.

**Table 27 – Proposed Changes to Rettendon Place DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	Dene House, Meadow Road	Include Dene House within the DSB.	This house has recently been built and is located just outside the DSB (12/00980/FUL. It should be included in the DSB in accordance with criterion 5.	5 – Sites with built or extant planning permission
2	The Maltings, Main Road	Change the DSB so that it follows the garden boundaries of The Maltings.	The DSB does not follow the rear property boundary.	1 – Boundaries should normally follow clearly defined physical features.

## Roxwell

4.50 Roxwell is a compact settlement enclosed by the Green Belt classified as a Service Settlement. The DSB consists of two well-defined built-up areas. The larger main section is centred round The Street and St Michael's Drive. A smaller section of the DSB consists of a closely knit group of houses along Green Lane.

4.51 Only two changes are proposed to the DSB, one to extend the boundary to include 25m of the rear garden and the other to ensure that the DSB follows a more logical boundary, see Table 28.

**Table 28 – Proposed Changes to Roxwell DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	The Flat, Roxwell Village Store and Roxwell Village Store, The Street	Extend the DSB to the rear so that it includes 25m of the rear garden of the Flat/Roxwell Village Store.	The DSB is drawn close to the rear elevation of the building and does not include the rear garden within 25m of the rear elevation.	2 - Main built-up extent of settlement
2	Holly House, The Street	Adjust the DSB boundary to the rear of Holly House to follow the rear boundary of this property.	The DSB has an illogical shape at the rear of this property.	1 – Boundaries should normally follow clearly defined physical features

## Runwell

4.52 Runwell is a village with a densely built-up character defined by the Green Belt to the north and Wickford to the south. Runwell is classified as a Key Service Settlement. There are areas of sporadic development along Brock Hill, South Hanningfield Way, Meadow Lane and Runwell Road comprise low density development and are excluded from the DSB.

4.53 Three changes are proposed to the Runwell DSB, see Table 29. All changes involve the inclusion in the DSB of existing houses or houses under construction currently just outside the boundary.

**Table 29 – Proposed Changes to Runwell DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	113a Brock Hill	Include 113a Brock Hill within the DSB.	This is a new bungalow located outside the DSB but forming part of a ribbon within the DSB (14/00851/FUL). It should be included in the DSB in accordance with criterion 5.	5 – Sites with built or extant planning permission
2	Le Nid to 30b South Hanningfield Way and 30a and Conifer Lodge, South Hanningfield Way	Extend the DSB to include Le Nid to 30b South Hanningfield Way and 30a and Conifer Lodge, South Hanningfield way (7 properties). DSB to be drawn 25m beyond the rear elevations.	Two new buildings have recently been built on land north of No 28 South Hanningfield Way closing the gap between the DSB and No 30.	2 – Main built-up extent of settlement/ 5 – Sites with built or extant planning permission

Item	Site address	Proposed change	Reason for change	Criteria
2	Le Nid to 30b South Hanningfield Way and 30a and Conifer Lodge, South Hanningfield Way (continued)		There is now an entire rather consolidated ribbon up to Le Nid beyond which there is a large gap before a short row of houses. It is logical to include the row closest to the DSB in the DSB to reflect what is on the ground in accordance with criteria 2 and 5.	
3	Land between 108 and 110 Runwell Road	Include the land between 108 and 110 Runwell Road and 110 Runwell Road in the DSB.	No 110 Runwell Road and land between 108 and 110 Runwell Road fall outside the DSB but adjoin the DSB to the north and west. A planning application has been approved for a new dwelling on land between 108 and 110 Runwell Road (16/01733/REM) and construction has started.	2 – Main built-up extent of settlement/ 5 – Sites with built or extant planning permission

## Sandon

4.54 Sandon is a small, compact village with a well-defined edge to the built-up area classified as Small Settlement. It is separated from Great Baddow to the west by a relatively narrow stretch of countryside. Sandon is located in the Rural Area beyond the Green Belt.

4.55 Three changes are proposed to Sandon DSB, see Table 30. All changes involve the extension of the DSB to include 25m of the side or rear garden of properties.

**Table 30 – Proposed Changes to Sandon DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	90 Hall Lane	Amend the DSB at rear of 90 Hall Lane to follow the rear boundary.	The DSB does not follow the rear boundary.	2 - Main built-up extent of settlement

Item	Site address	Proposed change	Reason for change	Criteria
2	Sandon Place, Woodhill Road	Extend the DSB to the west of Sandon Place to include 25m of the side garden including the garage and cartlodge.	This property is on the edge of the settlement, with the DSB drawn along the flank elevation. 25m of the side garden should be included in the DSB in accordance with criterion 2.	2 - Main built-up extent of settlement
3	Walnut Tree Cottage, Woodhill Road	Extend the DSB to the east of Walnut Tree Cottage to include the entire side garden.	The DSB does not include the property's side garden within 25m.	2 - Main built-up extent of settlement

## Stock

4.56 Stock is a relatively large village, substantially built-up in character although some areas such as along Mill Road have relatively low density development. Stock is classified as a Key Service Settlement. The village is enclosed by the Green Belt and the DSB is drawn tightly around the built-up area.

4.57 Seven changes are proposed to the DSB, see Table 31. The changes mainly involve extending the DSB to include 25m of the rear or side gardens of houses.

**Table 31 – Proposed Changes to Stock DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	Land rear of Christ Church, Stock Road	Extend the DSB at Christ Church to include the entire extent of the car park.	Car parks belonging to churches should be included in the DSB if they are on the same site as the church in accordance with criterion 2.	2 - Main built-up extent of settlement
2	Brackens, Mill Road	Extend the DSB to 25m from rear boundary of Brackens excluding the swimming pool.	The DSB is drawn close to the rear boundary of the property.	2 - Main built-up extent of settlement
3	No 40 Mill Road	Extend the DSB to go 25m from the rear elevation of 40 Mill Road.	The DSB goes diagonally across the rear of the dwelling.	5 – Sites with built or extant planning permission
4	16 and 16A Mill Lane	Extend the DSB at 16 and 16A Mill Lane to the rear boundary.	The DSB is drawn less than 25m from the rear elevation of both properties.	2 - Main built-up extent of settlement

Item	Site address	Proposed change	Reason for change	Criteria
5	88 Mill Road	Extend the DSB to the rear of 88 Mill Road so that it includes the entire rear garden.	This would iron out an illogical shape of the DSB.	1 – Boundaries should normally follow clearly defined physical features
6	27 Well Lane	Extend the DSB by approximately 4 m to the rear .	To reflect the siting of a replacement dwelling so that the DSB is drawn approximately 25m to the rear of the rear wall (17/00077/FUL).	5 – Sites with built or extant planning permission
7	52 Well Lane	Extend the DSB to include the side garden boundary to the south.	A Certificate of Lawfulness has been issued for the use of the rectangular shaped land to the south of the property as private garden.	5 – Sites with built or extant planning permission

## West Hanningfield

4.58 West Hanningfield is a relatively small village classified as a Service Settlement. It consists mostly of ribbon development along Church Road with some limited development in depth including a recent affordable housing site at Pandan Close. There is a ribbon development to the east of the DSB. This is well separated from the main settlement and is excluded from the DSB to prevent consolidation into one long ribbon of development. Likewise, the small group of housing in relatively large gardens to the south west of the main settlement will remain outside the DSB given its separation from, and difference in character to, the rest of the village.

4.59 Four changes are proposed to the DSB, see Table 32. The changes are considered relatively minor to make sure the DSB reflects new development that has more recently taken place.

**Table 32 – Proposed Changes to West Hanningfield DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	The Orchard House, Church Lane	Draw the DSB along the northern flank elevation of The Orchard.	The DSB is drawn across the house and does not reflect the implemented planning permission on this site (12/00148/FUL).	5 – Sites with built or extant planning permission
2	12 Crowsfield Cottages, Church Road	Change the DSB to follow the side extension of 12 Crowsfield Cottages.	The DSB is drawn along the original side elevation.	2 – Main built-up extent of settlement

Item	Site address	Proposed change	Reason for change	Criteria
3	St Peters Church of England Primary School	Amend the DSB to include the hardstanding to the rear of St Peter's Primary School.	The hardstanding to the rear of the school is excluded from the DSB.	2 - Main built-up extent of settlement
4	Dutch, Church Road	Amend the DSB to the rear of Dutch to follow a more logical line.	To iron out an illogical shape of the DSB.	1 – Boundaries should normally follow clearly defined physical features

## Woodham Ferrers

4.60 Woodham Ferrers is a small village consisting largely of continuous ribbon development divided into three small built-up areas along Main Road. It is classified as a Service Settlement. The DSB has been drawn tightly around the built-up areas.

4.61 There are nine proposed changes to the DSB, see Table 33. The main changes are the inclusion of a St Mary's Primary School, Saarn Lodge and the Builder's Yard, Wantz Stores, two sites with planning permission for new dwellings as well as two dwellings on the edge of the DSB.

**Table 33 – Proposed Changes to Woodham Ferrers DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	Tuvalu, Main Road	Extend the DSB to the west to incorporate Tuvalu drawing the line 25m to the rear of the rear elevation.	This property lies to behind ribbon development on Main Road but forms part of the main extent of the settlement. It should be included in the DSB in accordance with criterion 2.	2 - Main built-up extent of settlement
2	St Mary's Church of England voluntary Aided Primary School, Main Road	Change the DSB to include St Mary's Primary School buildings and hardstanding.	The school is adjacent to the DSB and is physically part of the village.	2 - Main built-up extent of settlement

Item	Site address	Proposed change	Reason for change	Criteria
3	Saarn Lodge and Builder's Yard, Main Road	Change the DSB to include Saarn Lodge and the buildings in the Builder's Yard.	Although the properties are set back from the road, they are adjacent to the edge of the DSB and the uses are residential and employment. They should be included in the DSB in accordance with criterion 2.	2 - Main built-up extent of settlement
4	The Brambles, Main Road	Change the DSB to include the side garden of The Brambles, Main Road within 25m of the side elevation.	The DSB does not include this property's side garden.	1 – Boundaries should normally follow clearly defined physical features
5	16 Ormonds Crescent	Change the DSB at the rear of 16 Ormonds Crescent to follow its logical boundary.	The DSB does not follow the rear boundary of this property, which is within 25m of the rear elevation.	1 – Boundaries should normally follow clearly defined physical features
6	Dyers Farm, Main Road	Extend the DSB to include the Dyers Farm. Include 25m of the side garden.	This is a residential dwelling which although set back, can be seen from Main Road and Lodge Road and is surrounded by the DSB on three sides. It is not connected with buildings of agricultural use and should be included within the DSB in accordance with criterion 2.	2 - Main built-up extent of settlement
7	Site at Wantz Cottage and Wantz Stores, Main Road	Extend the DSB to include Site at Wantz Cottage and Wantz Stores.	Planning permission has been granted for a dwelling at the rear of Wantz Cottage. Wantz Stores will form part of a continuous run of buildings when the dwelling has been built (17/01489/FUL).	2 - Main built-up extent of settlement / 5 – Sites with built or extant planning permission

Item	Site address	Proposed change	Reason for change	Criteria
8	Harleywood (Land between Sunray and Anchor House), Main Road	Extend the DSB to include land between Sunray and Anchor House.	This site has planning permission for a new dwelling (15/00686/OUT and 17/01158/REM). The DSB should recognise this with the DSB drawn 25m from the proposed rear elevation.	5 – Sites with built or extant planning permission
9	Deben House, Main Road	Extend the DSB to the west of Deben House to include 25 m of the northern part of the rear garden.	The DSB does not reflect the varying depth of the rear garden.	2 - Main built-up extent of settlement

## Proposed new section of Woodham Ferrers DSB

4.62 An established ribbon of houses on Lodge Road to the northwest of the existing DSB is proposed for inclusion in Woodham Ferrers DSB as a separate section, see Table 34.

**Table 34 Proposed New Section of Woodham Ferrers DSB**

Item	Site address	Proposed change	Reason for change	Criteria
1	3-12 Ash Cottages, Lodge Road	Create a new section of Woodham Ferrers DSB to include 3-12 Ash Cottages.	This is a stretch of 14 cottages, less than 150 m from the DSB. The properties are close to the road, have an urban/ sub-urban feel and the road is lined with a pavement. They should form a separate section of Woodham Ferrers DSB in accordance with criterion 3.	3 – Relatively large groups of houses or buildings close to the main core of the settlement

## Writtle

4.63 Writtle is a large village that is substantially built-up in character with a generally well-defined boundary. Writtle is classified as a Key Service Settlement. The village is enclosed by the Green Belt. Much of the land to the north is part of Writtle University College which is separated by a narrow gap from the village. It is vital to ensure this gap is preserved. To protect the Green Belt and retain the character of the village, the DSB has been drawn tightly around the built-up frontage. Land surrounding British Telecom on Ongar Road, within the DSB, is proposed for residential development in the PS LP Consultation Document (Site Reference EC2).



4.64 Eight changes are proposed to Writtle DSB, see Table 35. All changes concerns amendments to the boundaries to make sure the DSB is drawn 25m from the rear elevation of properties or to make sure that the DSB is logical.


**Table 35 – Proposed Changes to Writtle DSB**


Item	Site address	Proposed change	Reason for change	Criteria
1	9 Romans Way	Extend the DSB to the east to incorporate the full rear garden of 9 Romans Way.	The DSB is drawn approximately 20m to the rear of the house but the rear garden is approximately 25m deep.	2 - Main built-up extent of settlement
2	35 St John's Road	Extend the DSB to the north to incorporate 35 St John's Road.	This property is located outside the DSB but is the last house in a row of similar properties. It has been built relatively recently (08/01463/FUL).	2 - Main built-up extent of settlement/ 5 – Sites with built or extant planning permission
3	22 Bruce Road	Amend the DSB to follow the northern boundary of 22 Bruce Road.	The DSB does not follow the northern boundary of the property exactly.	1 – Boundaries should normally follow clearly defined physical features
4	60 Back Road	Extend the DSB so that it is drawn 25m beyond the rear elevation of 60 Back Road.	The DSB follows the rear elevation rather than incorporating 25m of the rear garden.	2 - Main built-up extent of settlement
5	78 – 80 Back Road	Extend the DSB to incorporate the entire rear gardens of no 78 and 80 Back Road.	The DSB follows rear elevation of No 78 and goes only a few meters behind the rear elevation of No 80.	1 – Boundaries should normally follow clearly defined physical features /2 - Main built-up extent of settlement
6	82 Back Road	Extend the DSB to follow the rear boundary of 80 Back Road.	A new dwelling has been built on this site and the rear garden is within 25m of the rear elevation.	1 – Boundaries should normally follow clearly defined physical features /2 - Main built-up extent of settlement
7	22-30 Fosters Close	Amend the DSB to follow the rear boundaries of 22-30 Fosters Close.	The DSB does not accurately follow the rear boundaries of 22-30 Fosters Close	1 – Boundaries should normally follow clearly defined physical features

Item	Site address	Proposed change	Reason for change	Criteria
8	17 Bridge Street / Chelmsford Star Co-operative	Amend the DSB to follow the edge of the car park at 17 Bridge Street.	The DSB does not follow the edge of the car park.	1 – Boundaries should normally follow clearly defined physical features

## Appendix 1 - Maps of Existing and Proposed Urban Area and Defined Settlement Boundaries

# URBAN AREA CHELMSFORD

 Existing Urban Area Boundary

 Proposed Urban Area Boundary - where different from above (Pre-Submission Local Plan January 2018)



JANUARY 2018

0 500 1,000  
Meters

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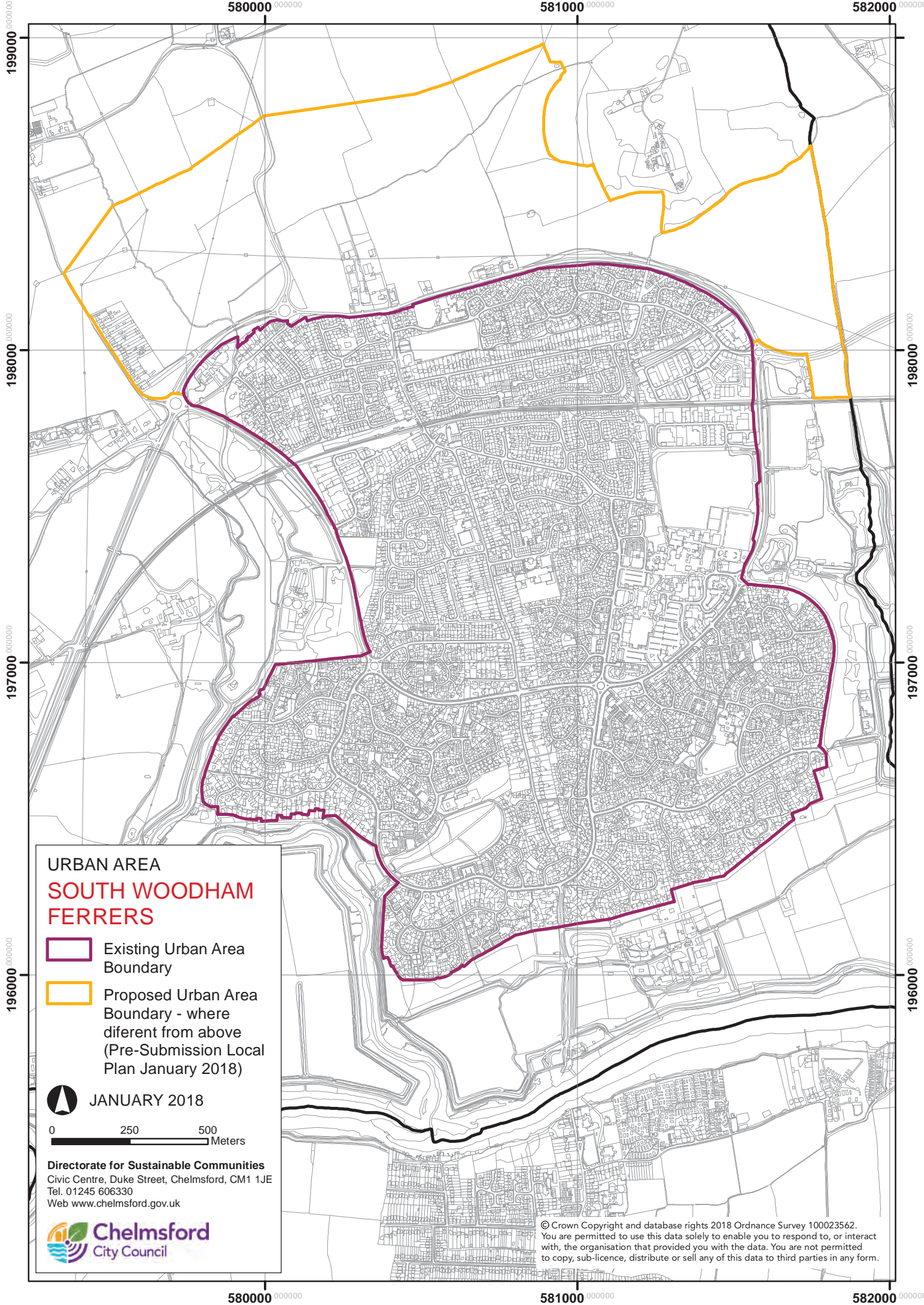
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URBAN AREA  
**SOUTH WOODHAM  
FERRERS**

-  Existing Urban Area Boundary
-  Proposed Urban Area Boundary - where different from above (Pre-Submission Local Plan January 2018)

 JANUARY 2018

0 250 500 Meters

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## DEFINED SETTLEMENT BICKNACRE

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-  Proposed Defined Settlement Boundary (Pre-Submission Local Plan January 2018)



JANUARY 2018

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## DEFINED SETTLEMENT BOREHAM

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 JANUARY 2018

0 150 300 Meters

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Little Waltham

# DEFINED SETTLEMENT BROOMFIELD

 Existing Defined Settlement Boundary

 Proposed Defined Settlement Boundary (Pre-Submission Local Plan January 2018)



JANUARY 2018

0 200 400 Meters

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## DEFINED SETTLEMENT CHATHAM GREEN

 Existing Defined Settlement Boundary

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0 25 50 Meters

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Chatham Green Cottage

The Snuggery

Thistle-Do

Meadow View

Pond

Overetts

MEADOW VIEW

Chatham Cott

Crowbush

Pond

Brick Cottages

Bailey's Farm

Drain

Little Longs

The Windmill  
(PH)

TCB

Bailey's  
Cottage

LB

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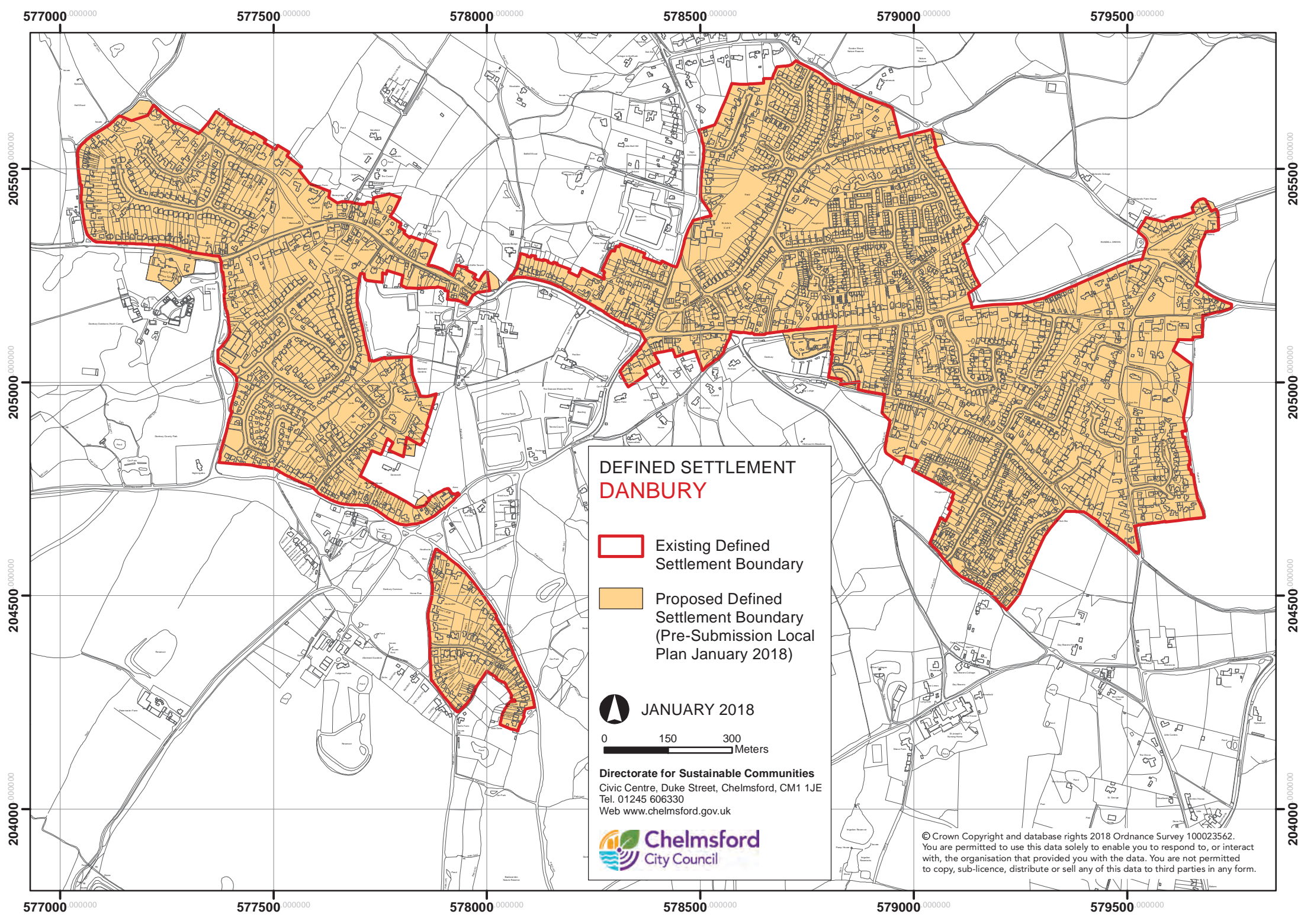
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**DEFINED SETTLEMENT**  
**DANBURY**


 Existing Defined Settlement Boundary

 Proposed Defined Settlement Boundary (Pre-Submission Local Plan January 2018)

 **JANUARY 2018**

0 150 300 Meters

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# DEFINED SETTLEMENT EAST HANNINGFIELD

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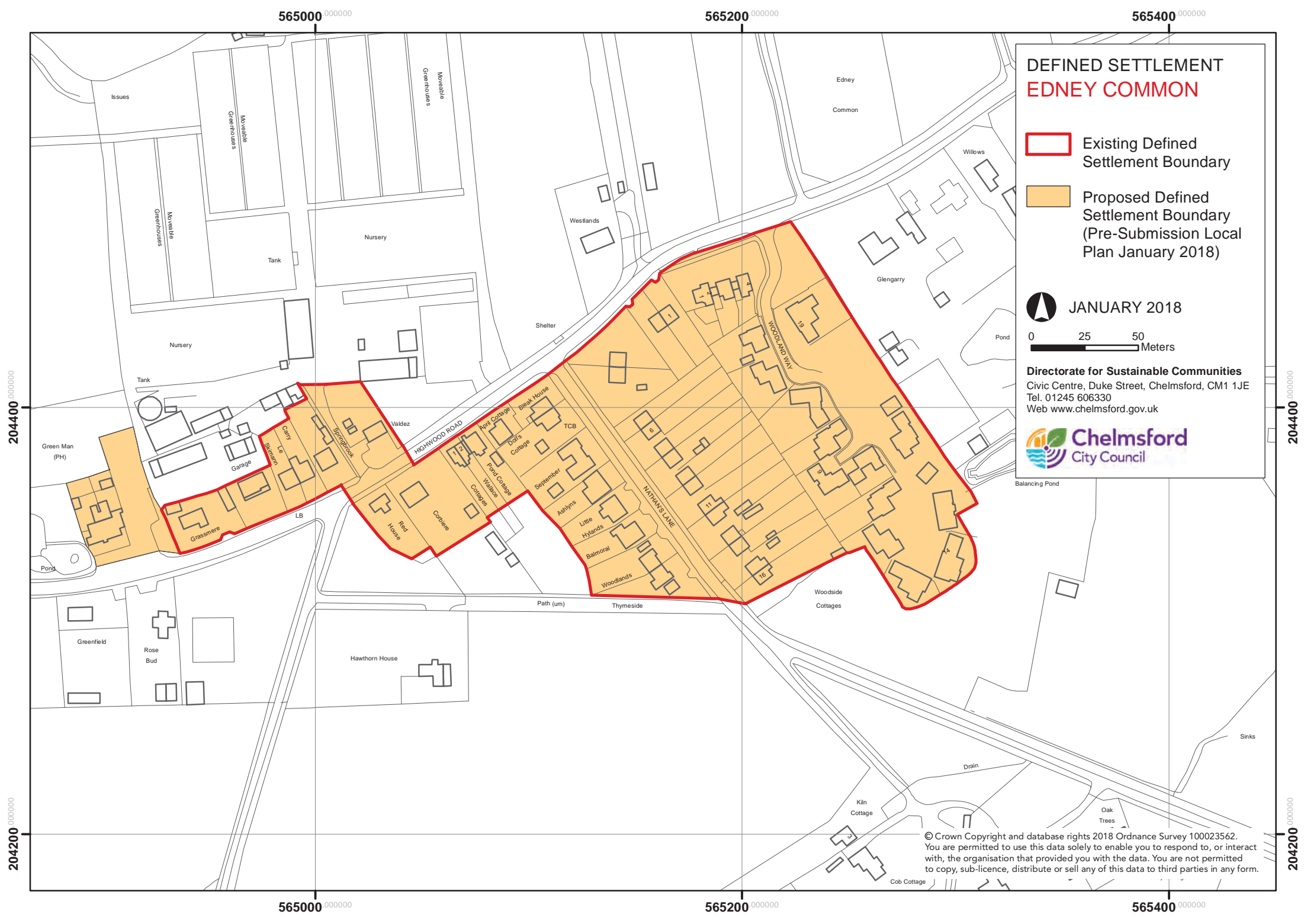
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**DEFINED SETTLEMENT**  
**EDNEY COMMON**

Existing Defined Settlement Boundary

Proposed Defined Settlement Boundary (Pre-Submission Local Plan January 2018)

JANUARY 2018

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# DEFINED SETTLEMENT FORD END

-  Existing Defined Settlement Boundary
-  Proposed Defined Settlement Boundary (Pre-Submission Local Plan January 2018)



JANUARY 2018



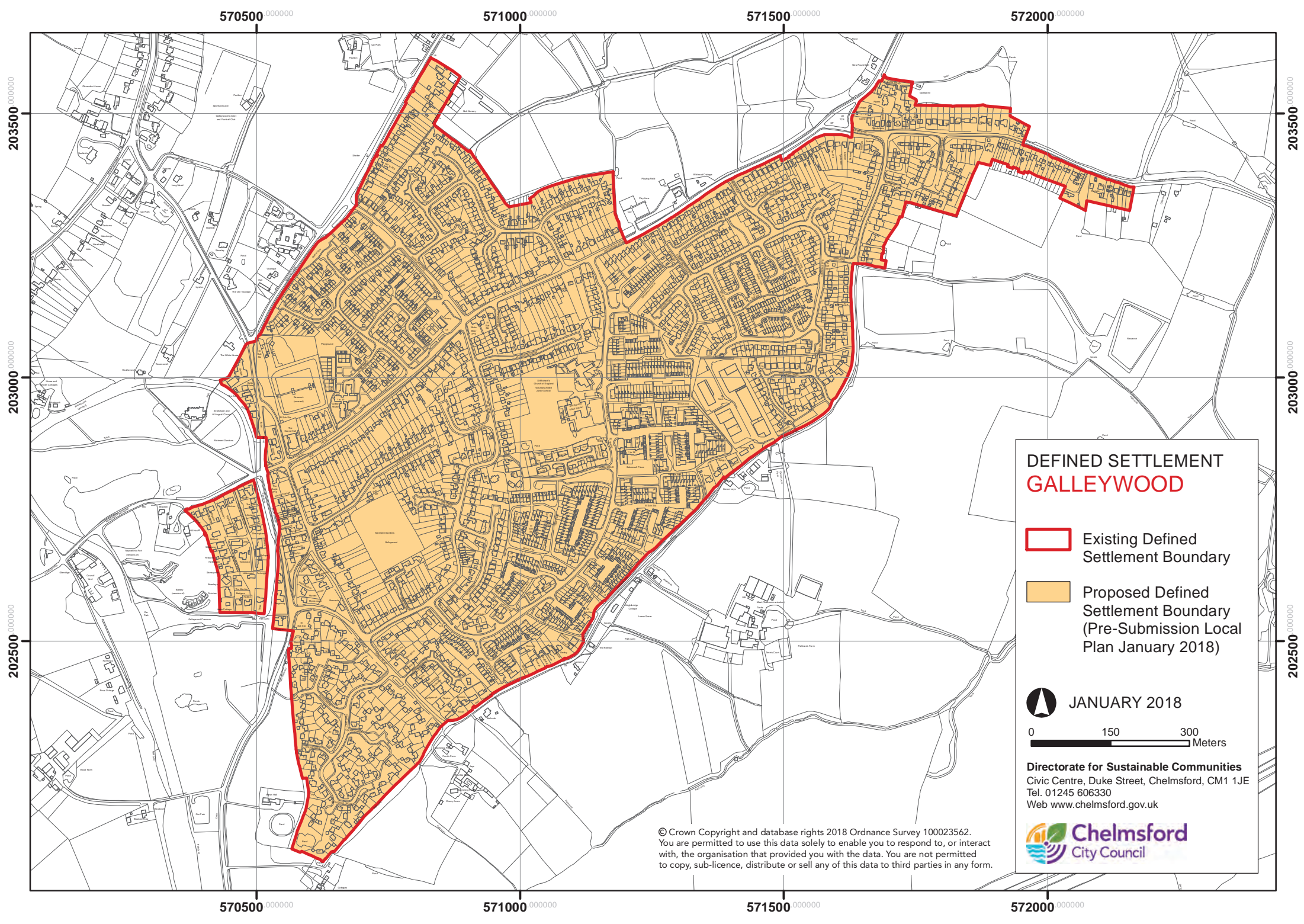
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DEFINED SETTLEMENT  
**GALLEYWOOD**

-  Existing Defined Settlement Boundary
-  Proposed Defined Settlement Boundary (Pre-Submission Local Plan January 2018)

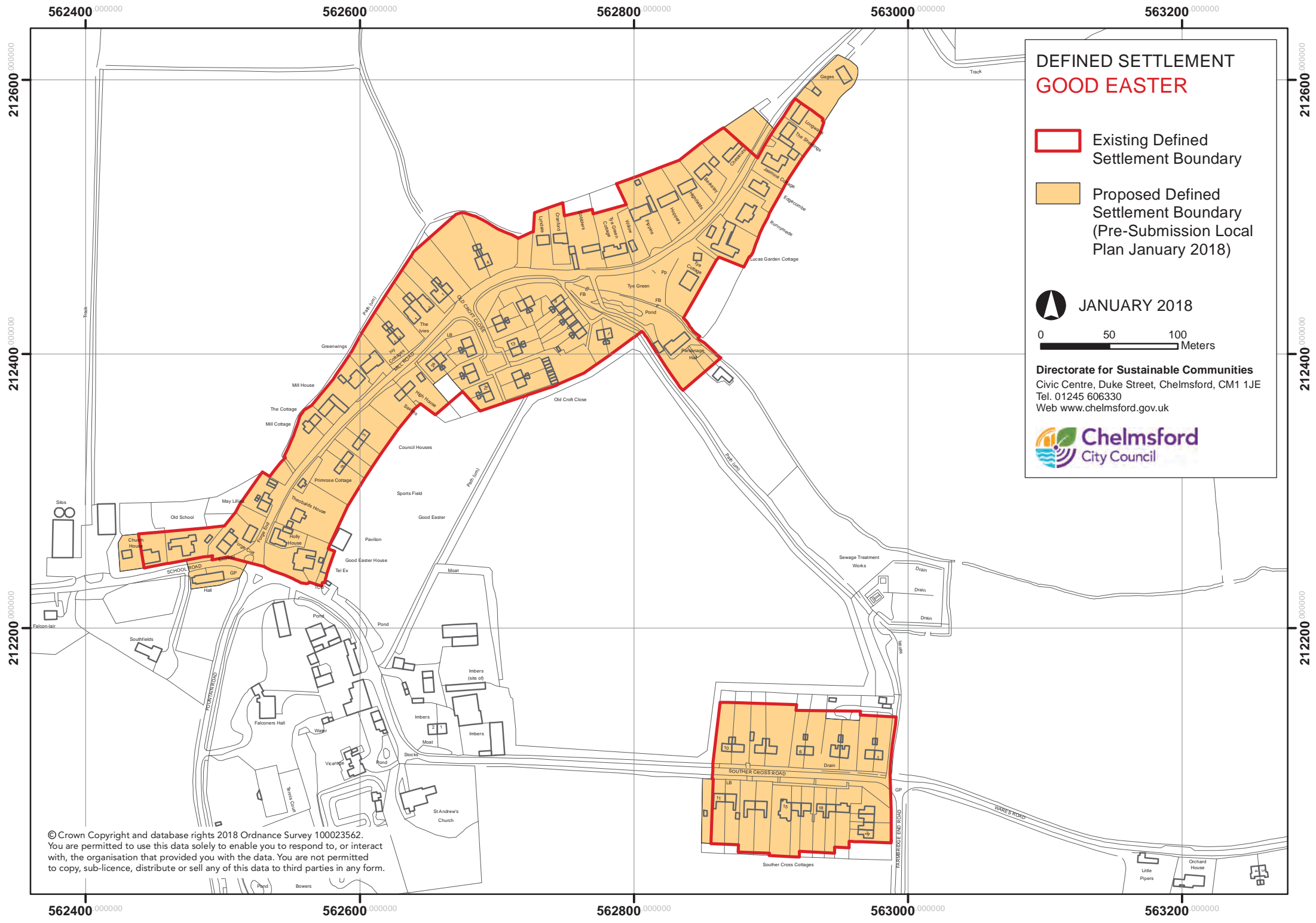
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## DEFINED SETTLEMENT GOOD EASTER

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 JANUARY 2018

0 50 100 Meters

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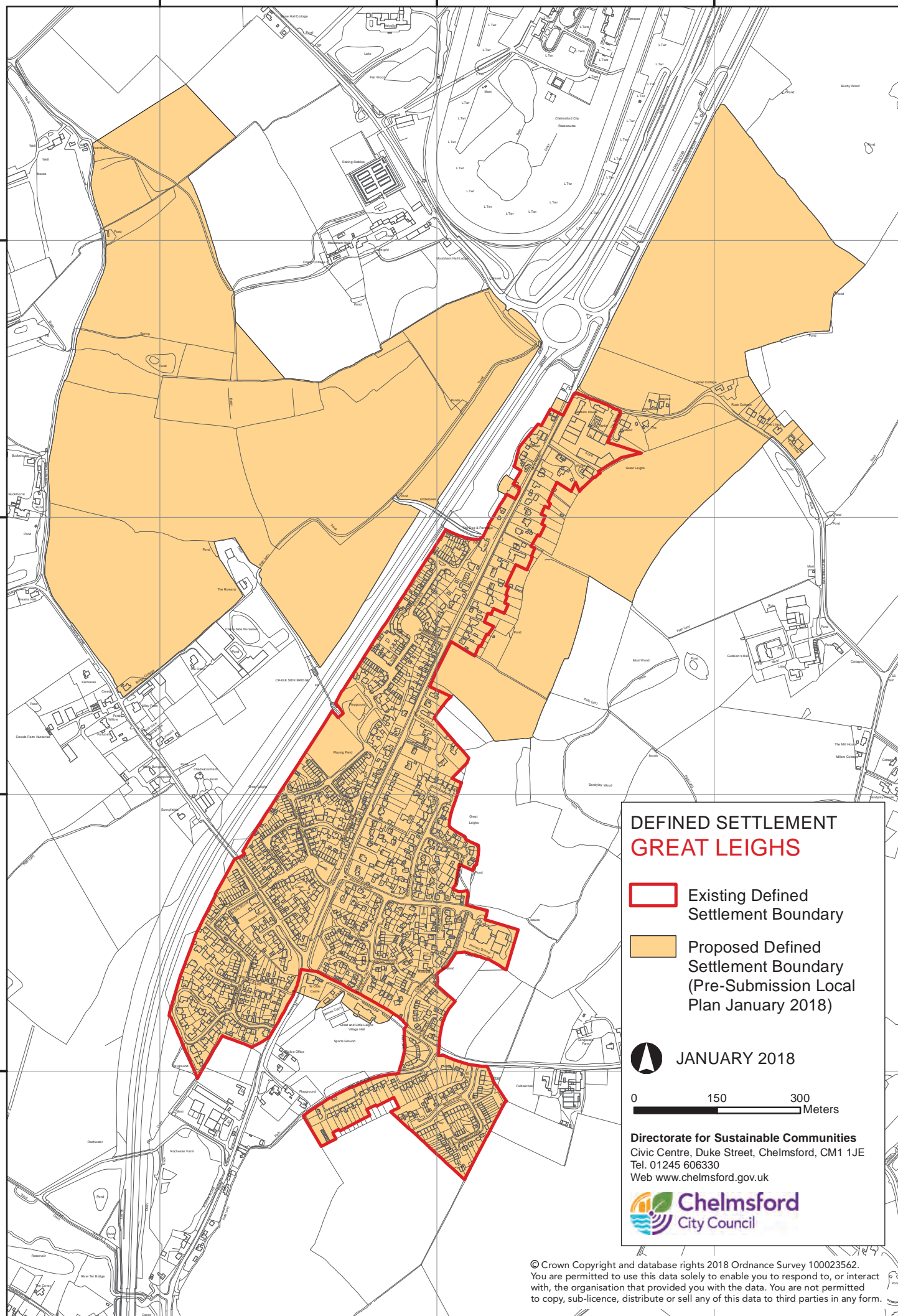
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## DEFINED SETTLEMENT GREAT LEIGHS

-  Existing Defined Settlement Boundary
-  Proposed Defined Settlement Boundary (Pre-Submission Local Plan January 2018)



JANUARY 2018

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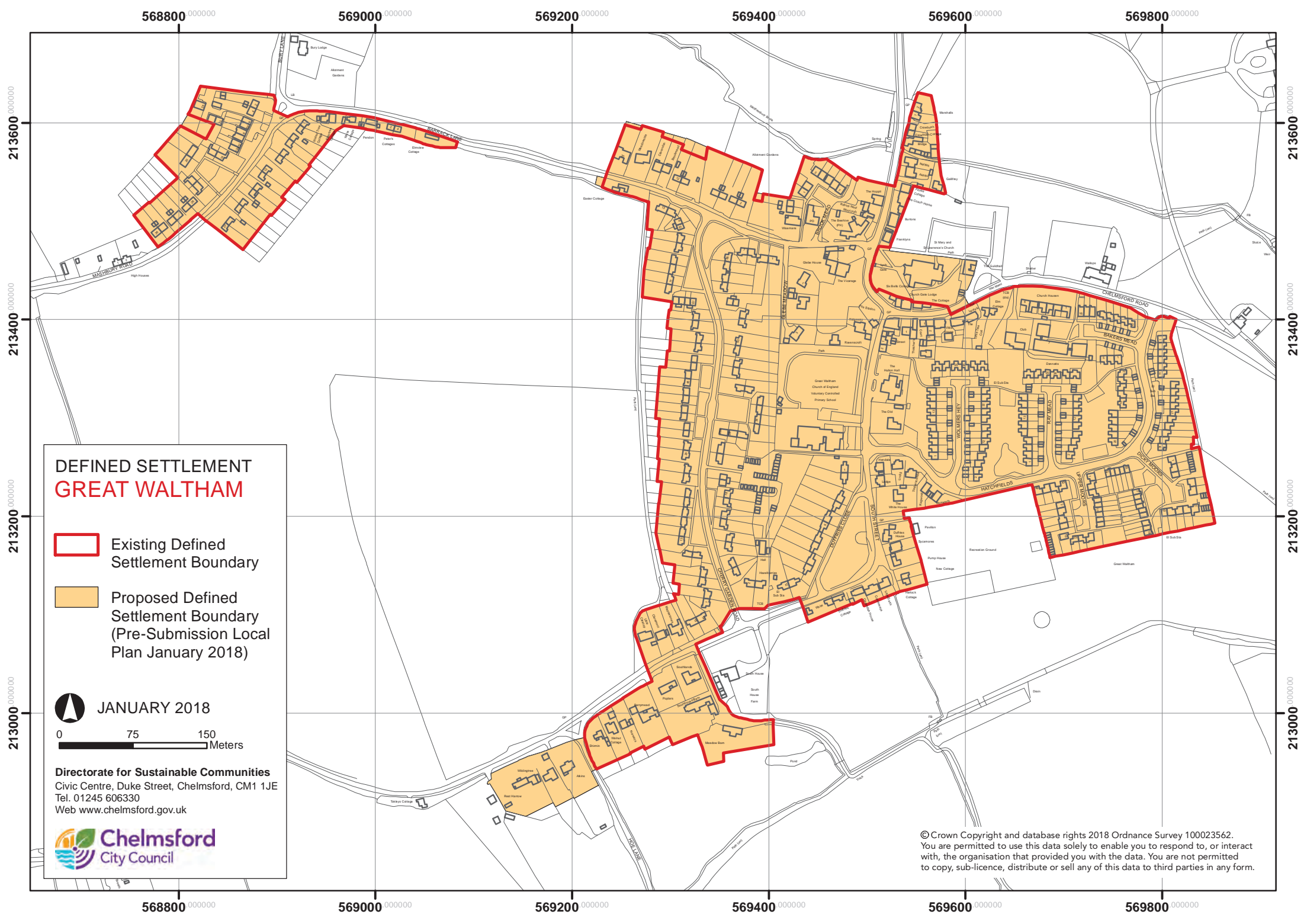
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DEFINED SETTLEMENT  
**GREAT WALTHAM**

-  Existing Defined Settlement Boundary
-  Proposed Defined Settlement Boundary (Pre-Submission Local Plan January 2018)

 **JANUARY 2018**

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Meters


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


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## DEFINED SETTLEMENT

### HIGHWOOD (LOVES GREEN)

 Existing Defined Settlement Boundary

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JANUARY 2018

0 50 100 Meters

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River Chelmer

# DEFINED SETTLEMENT HOWE STREET

 Existing Defined Settlement Boundary

 Proposed Defined Settlement Boundary (Pre-Submission Local Plan January 2018)



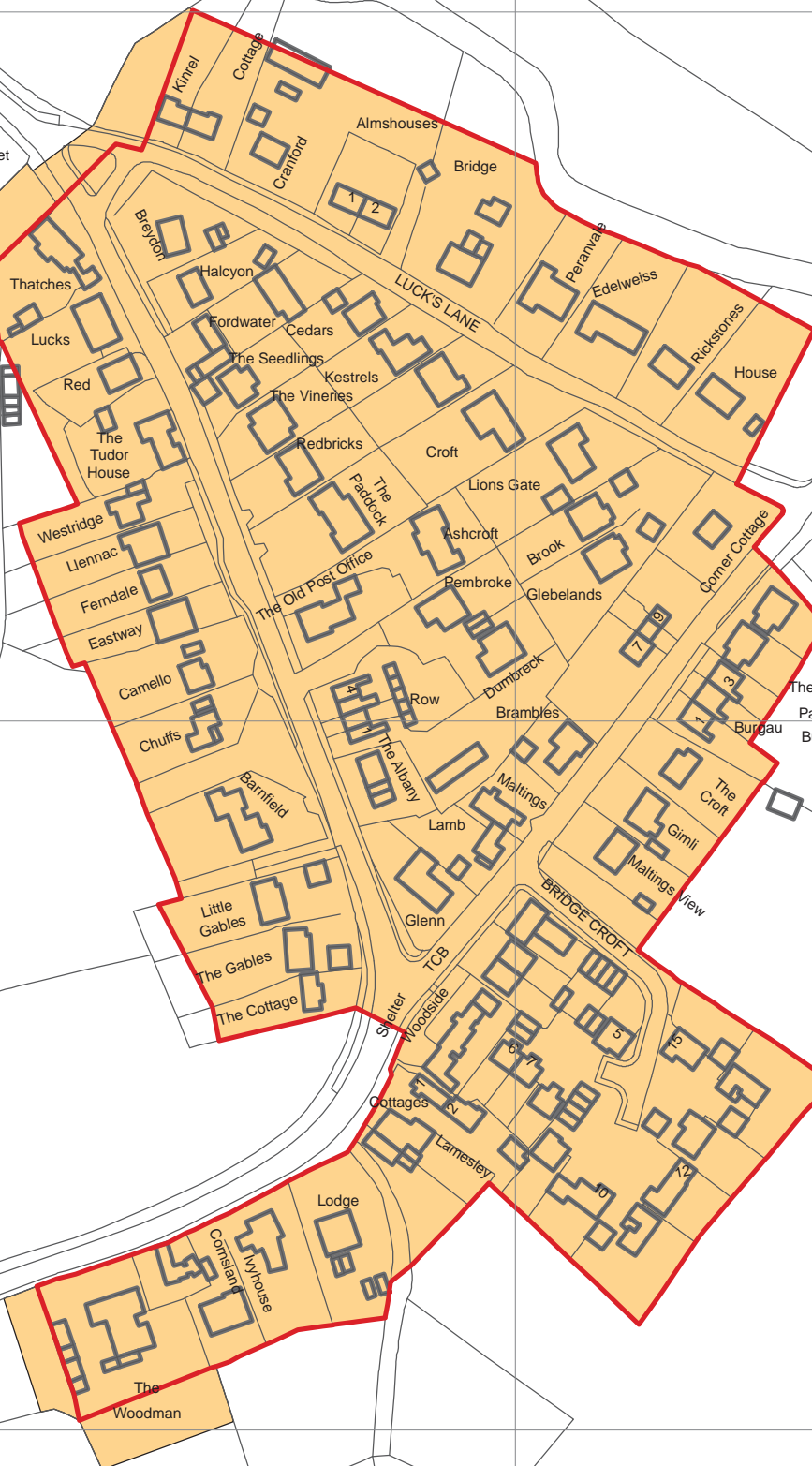
JANUARY 2018

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Howe Street




Parsonage Bridge

Robins  
The Nutshell  
Parsonage  
Bungalows  
Playing Field

# DEFINED SETTLEMENT LITTLE BADDOW

 Existing Defined Settlement Boundary

 Proposed Defined Settlement Boundary (Pre-Submission Local Plan January 2018)

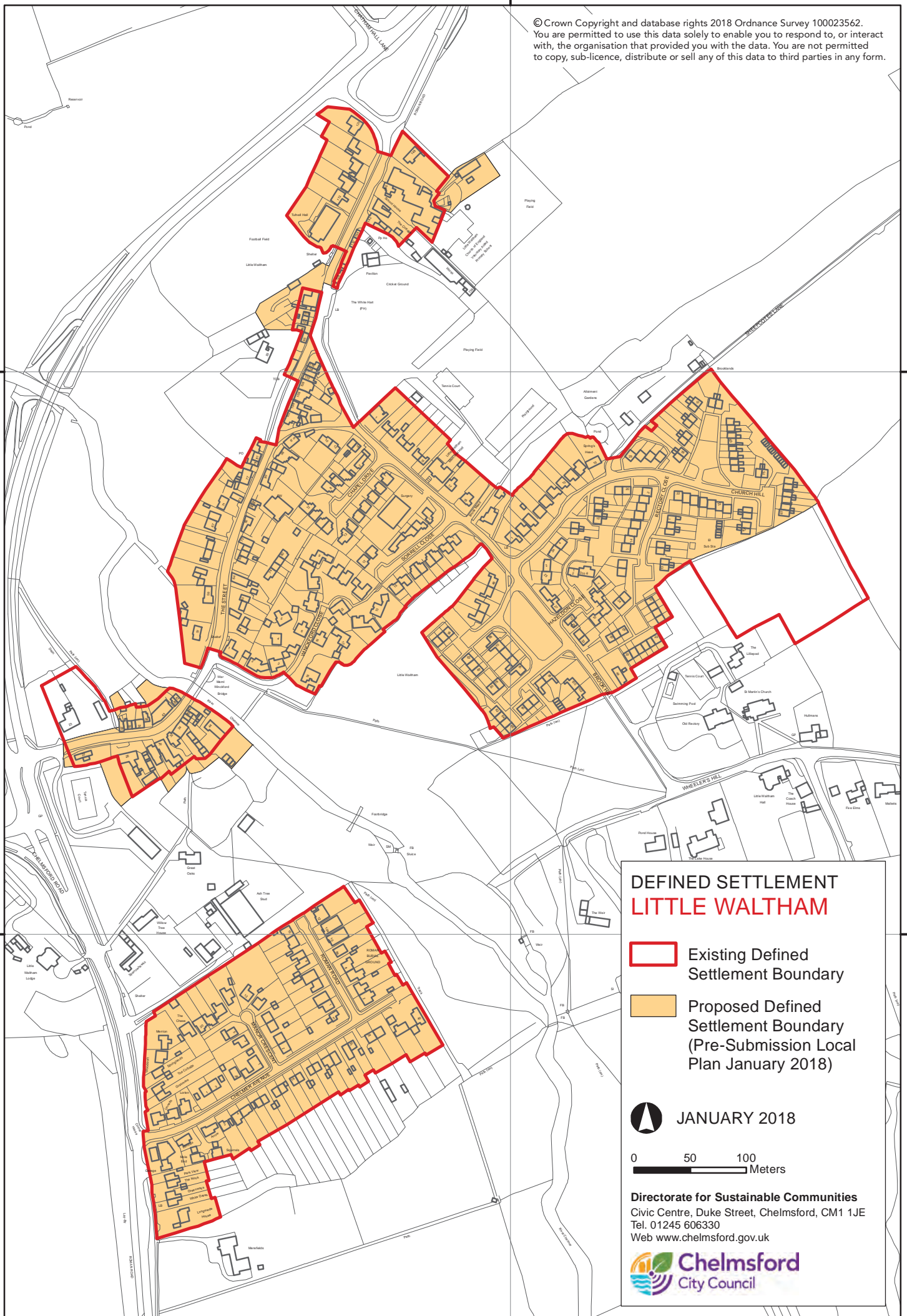
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## DEFINED SETTLEMENT LITTLE WALTHAM

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-  Proposed Defined Settlement Boundary (Pre-Submission Local Plan January 2018)

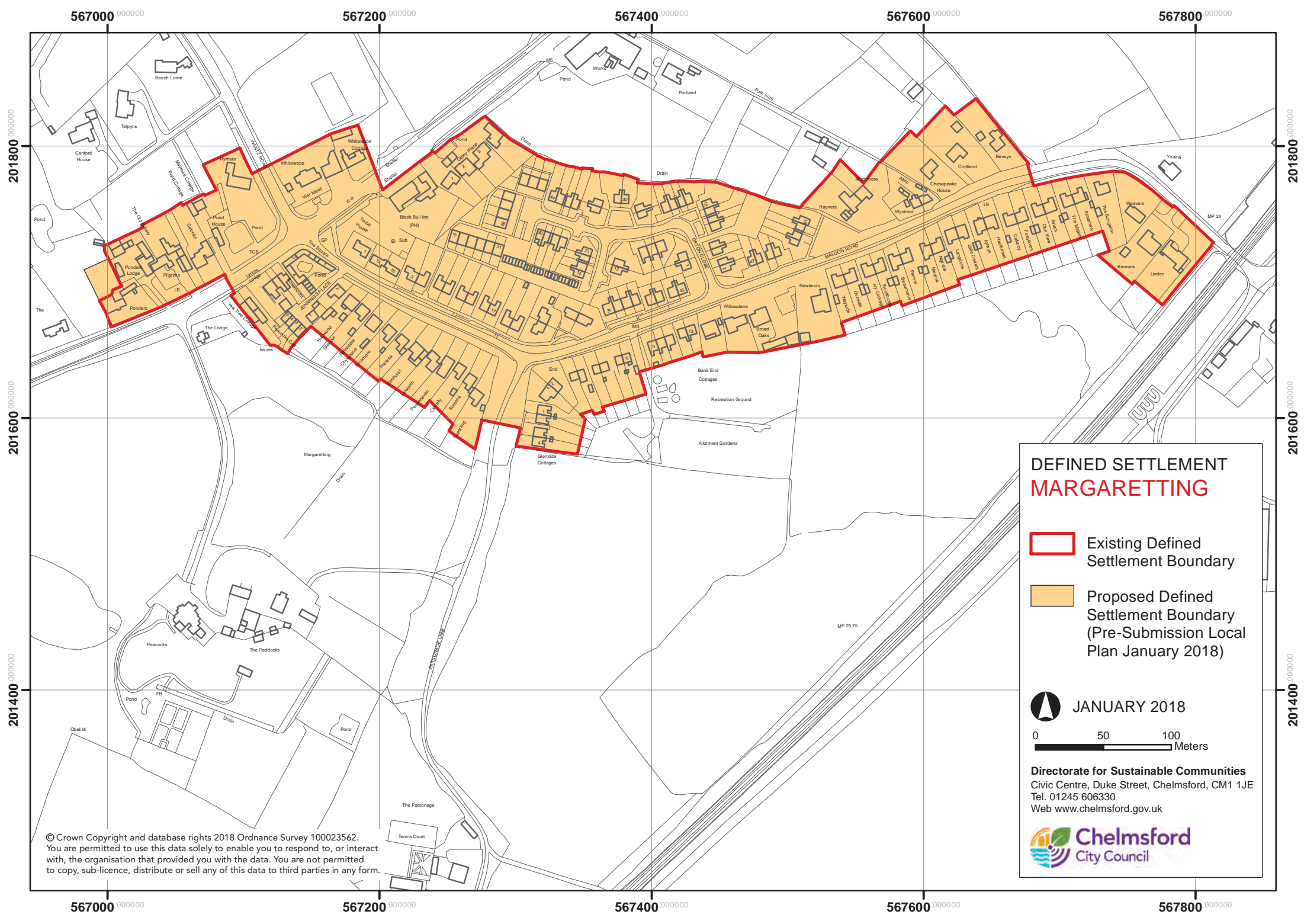


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**DEFINED SETTLEMENT**  
**MARGARETTING**

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-  Proposed Defined Settlement Boundary (Pre-Submission Local Plan January 2018)

 **JANUARY 2018**

0 50 100 Meters

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## DEFINED SETTLEMENT RAMSDEN HEATH

 Existing Defined Settlement Boundary

 Proposed Defined Settlement Boundary (Pre-Submission Local Plan January 2018)

 JANUARY 2018

0 100 200 Meters

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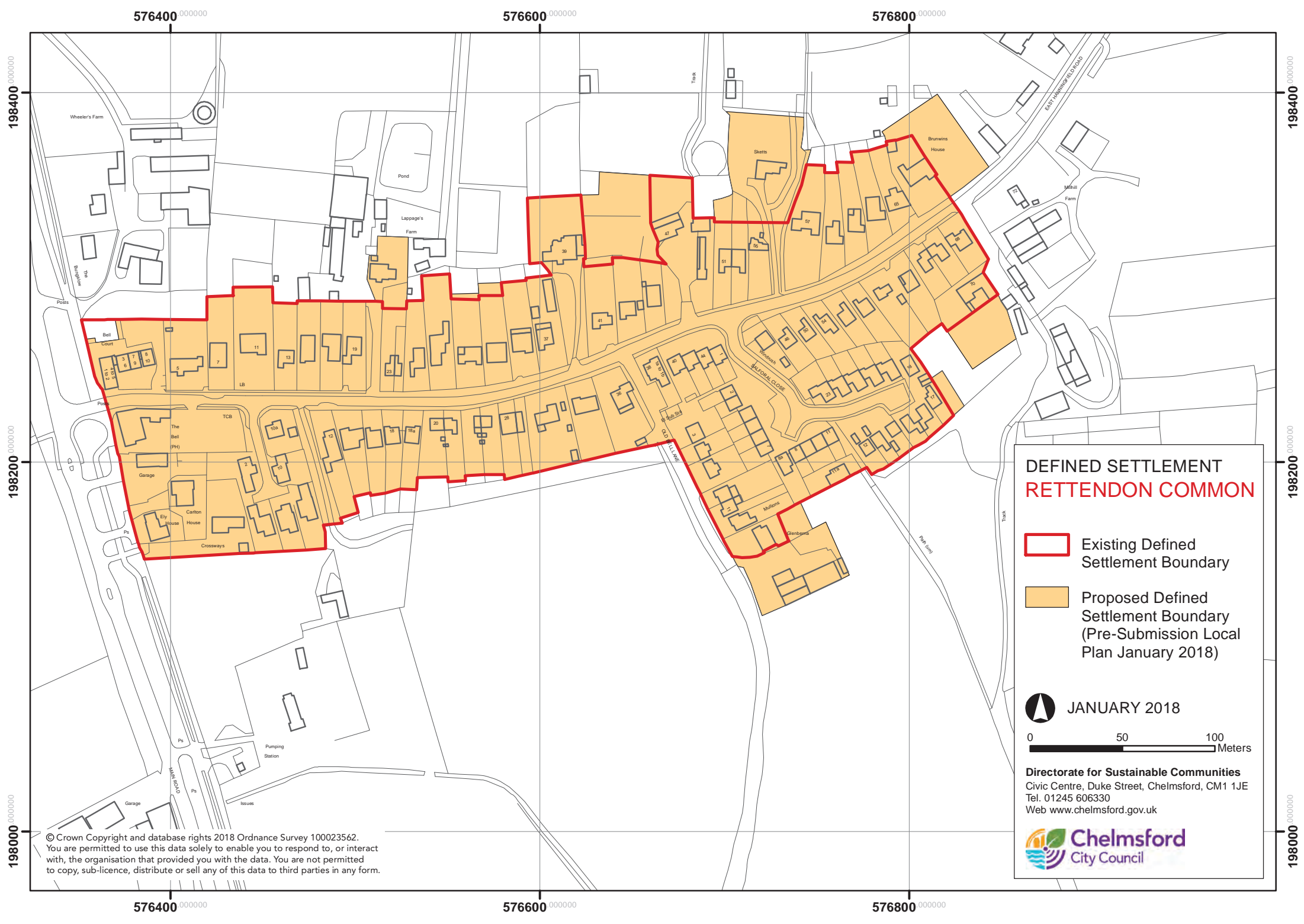
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**DEFINED SETTLEMENT**  
**RETTENDON COMMON**


 Existing Defined Settlement Boundary

 Proposed Defined Settlement Boundary (Pre-Submission Local Plan January 2018)

 JANUARY 2018

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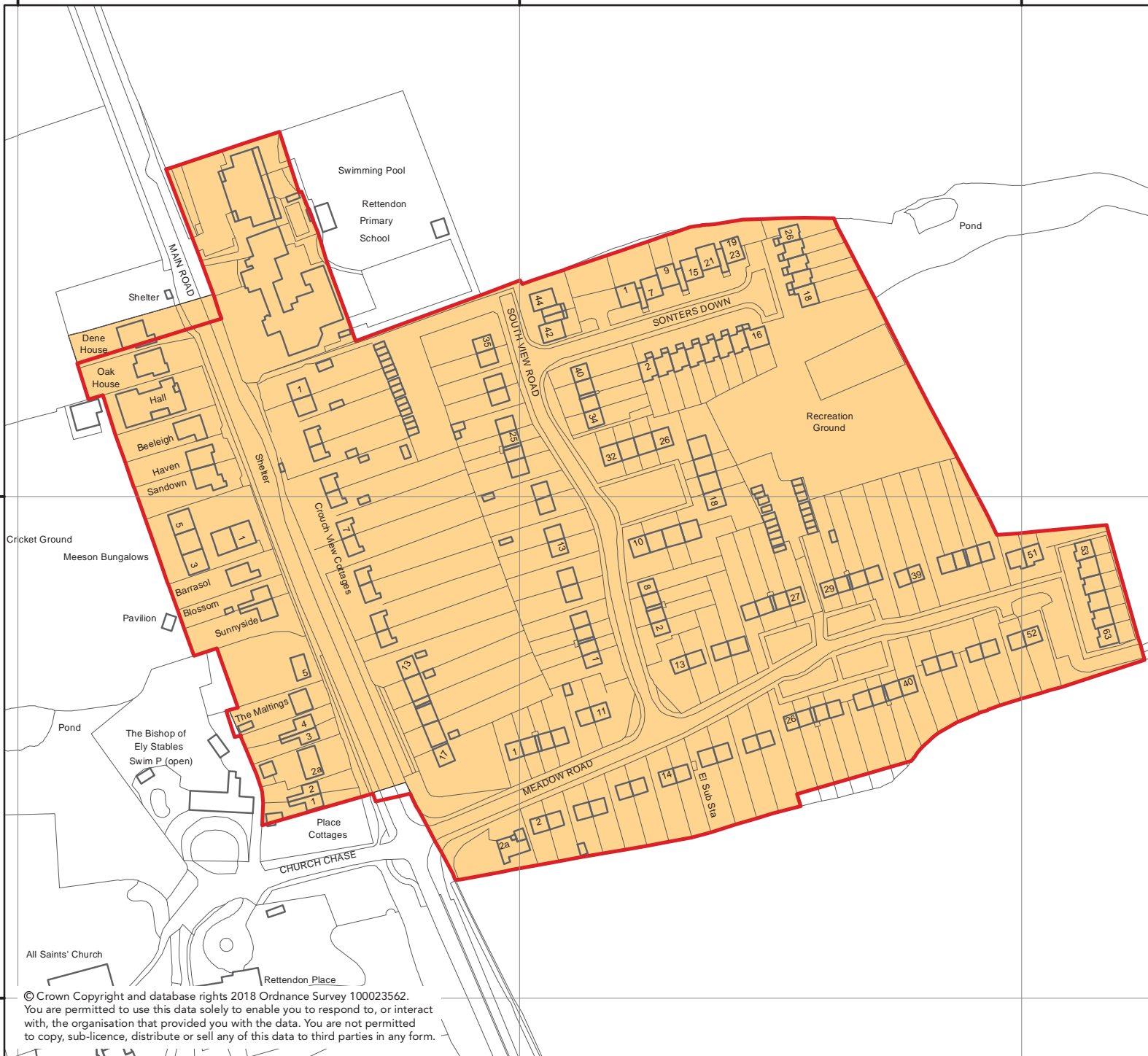
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**DEFINED SETTLEMENT**  
**RETTENDON PLACE**


 Existing Defined Settlement Boundary

 Proposed Defined Settlement Boundary (Pre-Submission Local Plan January 2018)

 **JANUARY 2018**

0 25 50 Meters

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## DEFINED SETTLEMENT RUNWELL

-  Existing Defined Settlement Boundary
-  Proposed Defined Settlement Boundary (Pre-Submission Local Plan January 2018)



JANUARY 2018

0 150 300  
Meters

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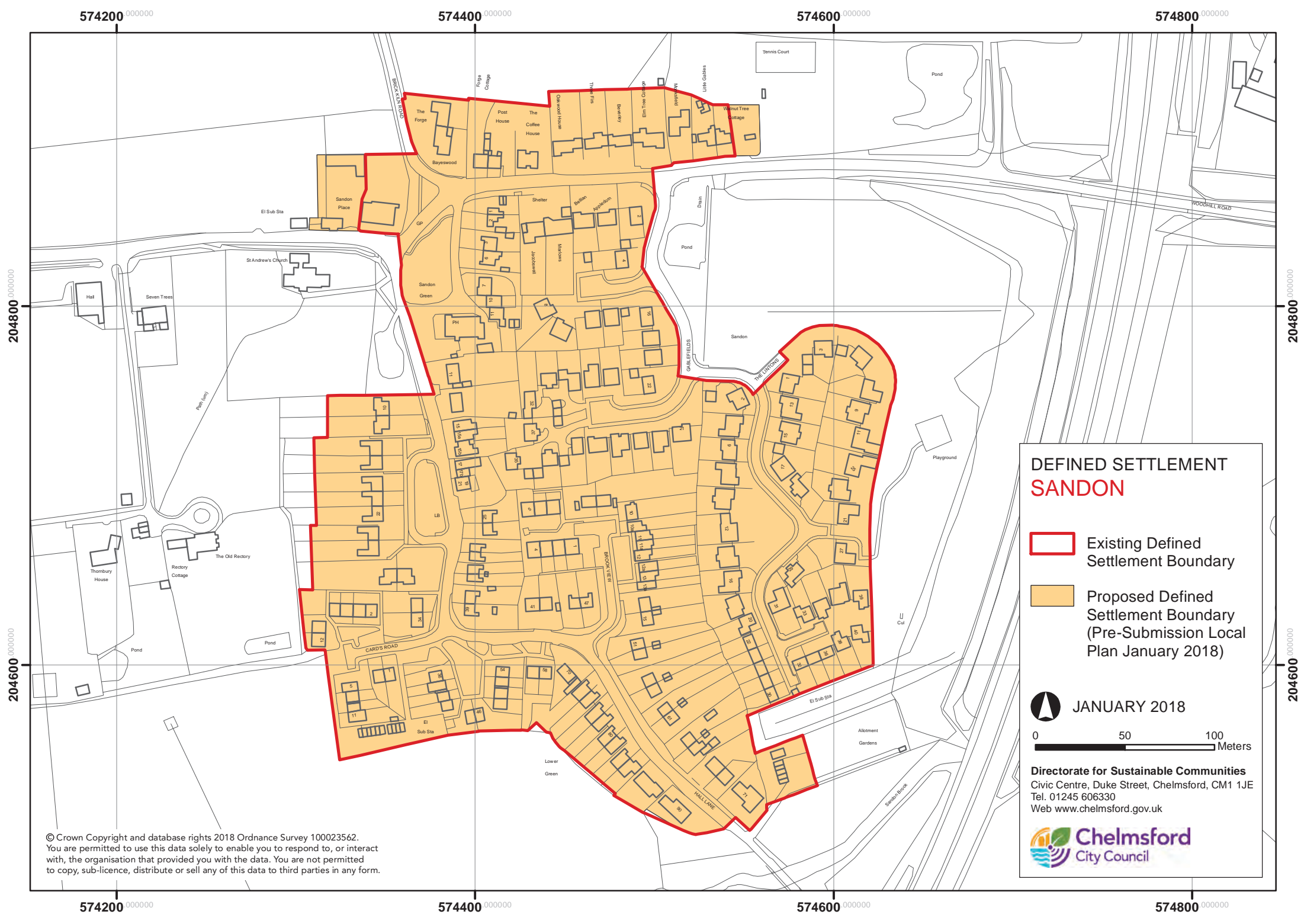
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**DEFINED SETTLEMENT**  
**SANDON**

Existing Defined Settlement Boundary

Proposed Defined Settlement Boundary (Pre-Submission Local Plan January 2018)

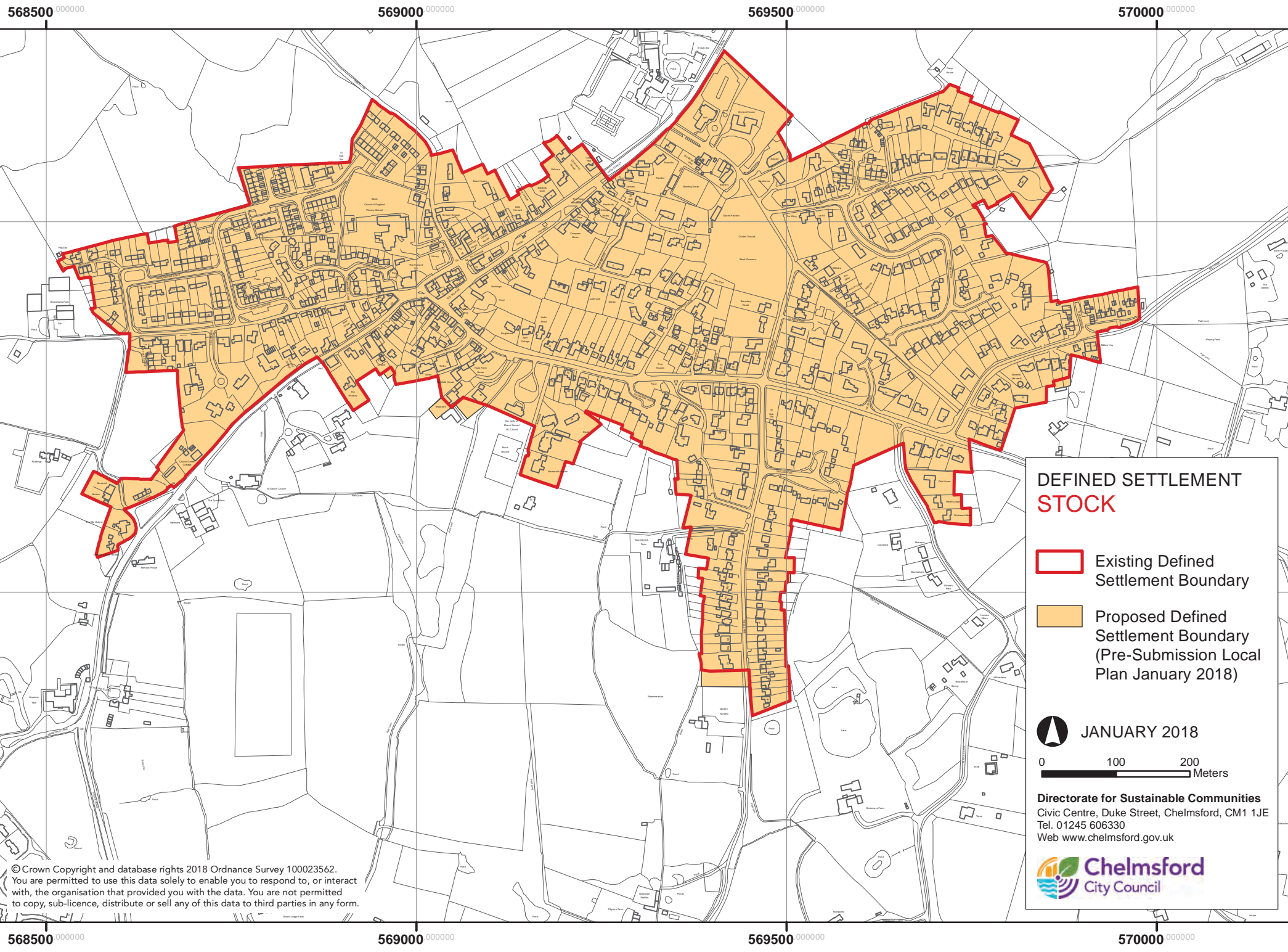
**JANUARY 2018**

0 50 100 Meters


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**DEFINED SETTLEMENT STOCK**

 Existing Defined Settlement Boundary

 Proposed Defined Settlement Boundary (Pre-Submission Local Plan January 2018)

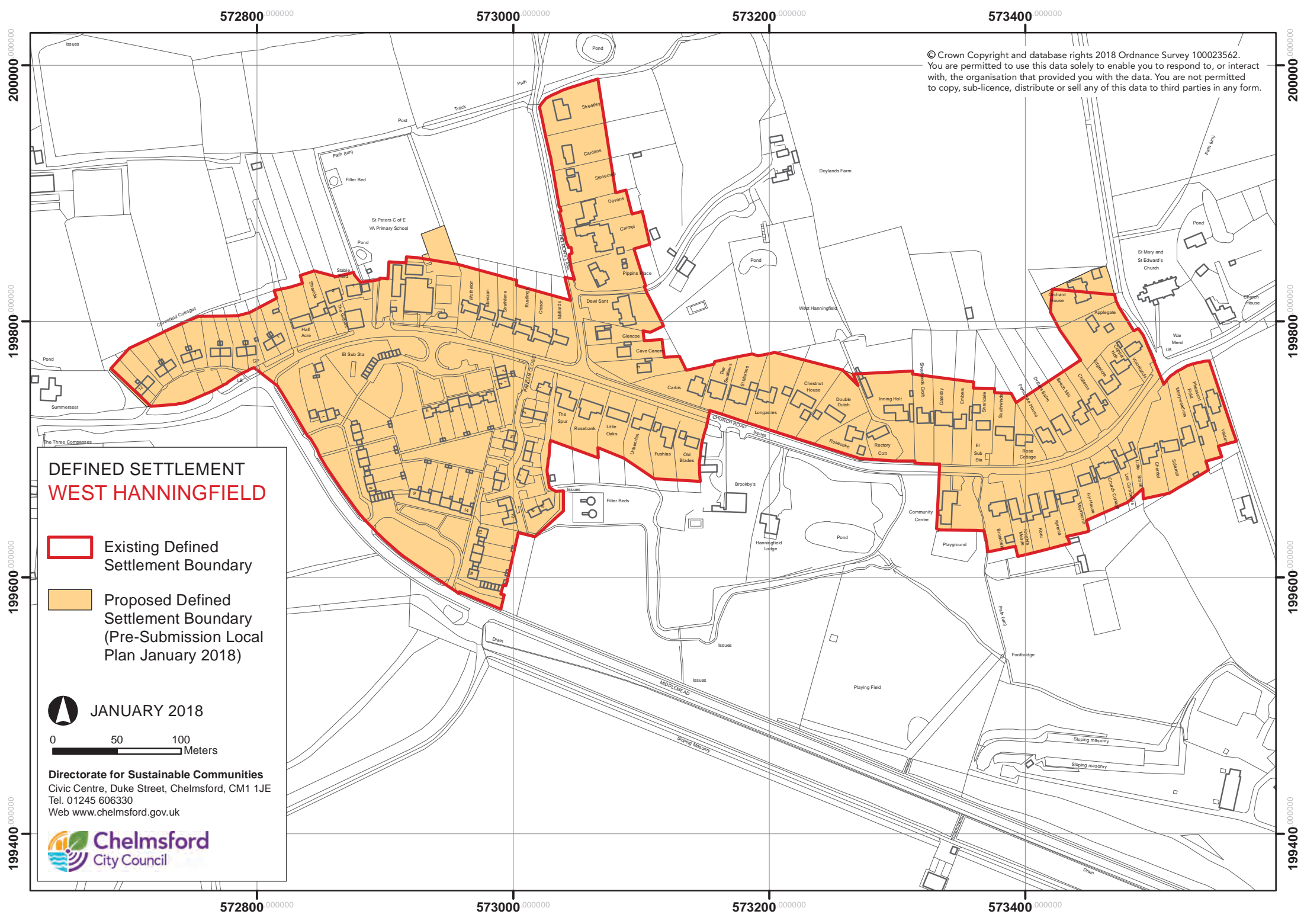
 **JANUARY 2018**

0 100 200 Meters



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**DEFINED SETTLEMENT**  
**WEST HANNINGFIELD**

-  Existing Defined Settlement Boundary
-  Proposed Defined Settlement Boundary (Pre-Submission Local Plan January 2018)



 **JANUARY 2018**

0 50 100 Meters

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## DEFINED SETTLEMENT WOODHAM FERRERS

-  Existing Defined Settlement Boundary
-  Proposed Defined Settlement Boundary (Pre-Submission Local Plan January 2018)



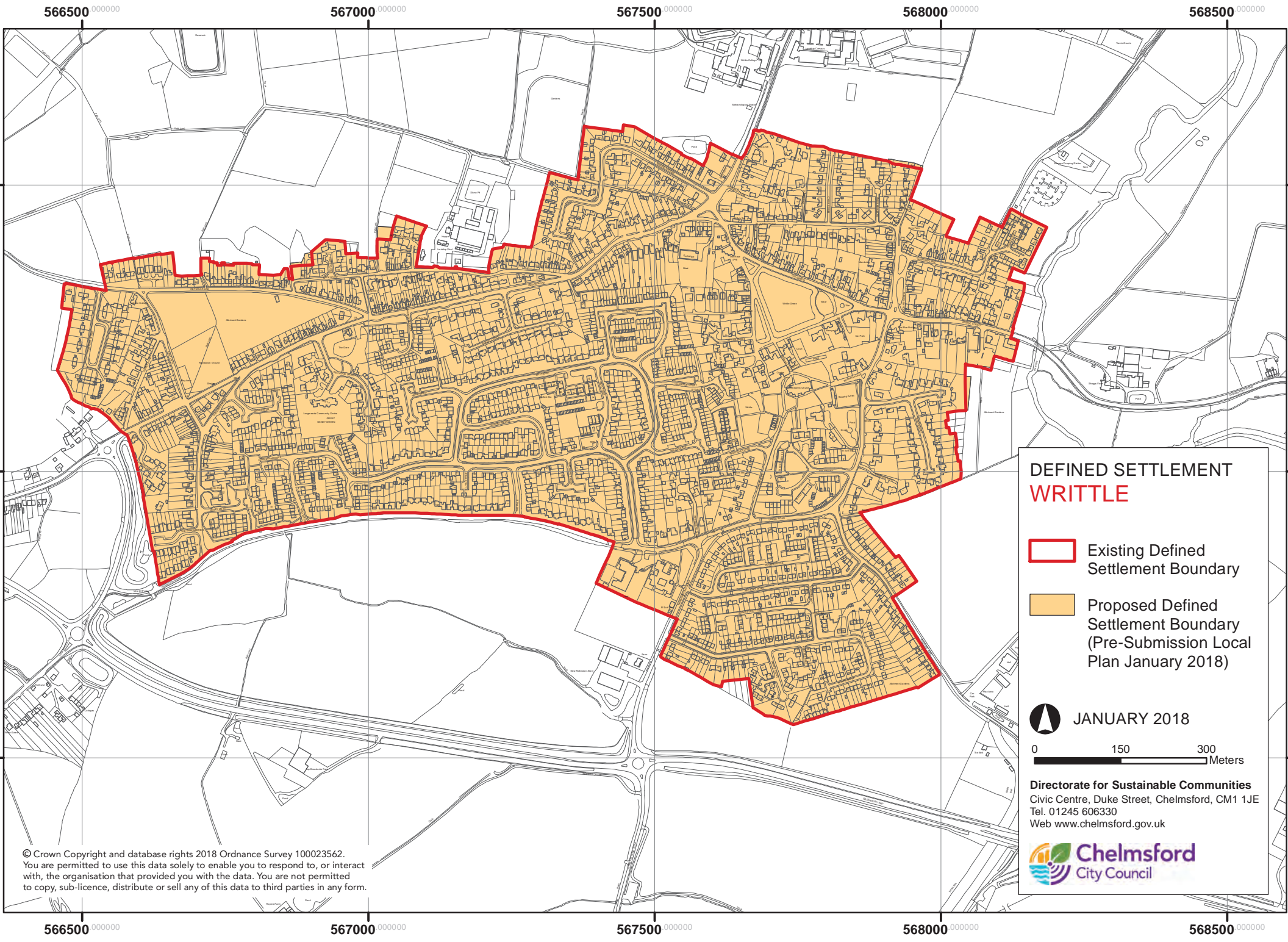
JANUARY 2018

0 100 200 Meters


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**DEFINED SETTLEMENT**  
**WRITTLE**


 Existing Defined Settlement Boundary

 Proposed Defined Settlement Boundary (Pre-Submission Local Plan January 2018)

 **JANUARY 2018**

0 150 300 Meters

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## Appendix 2 - Village Services Audit

The result of a village service audit is attached. This was originally carried out in July 2015 and was most recently updated between December 2017 and January 2018.

The audit is followed by a table showing bus services from all the villages to key centres. This data was collated by Essex County Council in January 2018 and is high level information only. The figures reflect the network as of mid-February 2018.

Please note that peak time is not rigid and varies between villages to reflect the distance a bus has to travel to get to its destination. Actual figures for a particular route can and will change regularly. Off peak is the general service level between approximately 09.00-15.00.

The Village Services Audit has been used to inform the Settlement Hierarchy as set out in the Strategic Policy S9 of the Pre-Submission Local Plan.

Table 36 below provides a brief summary of the Settlement Hierarchy and the types of service typically provided in each settlement type.

**Table 36 - Services Typically Provided by Type of Settlement**

Type of Settlement	Service typically provided
<p><b><u>Key Service Settlement</u></b></p> <p><b>Rural Area:</b></p> <p>Bicknacre, Boreham, Broomfield, Danbury, Great Leighs</p> <p><b>Green Belt:</b></p> <p>Galleywood, Runwell, Stock, Writtle</p>	<ul style="list-style-type: none"> <li>• One or more primary schools</li> <li>• One or more childcare/early years nurseries</li> <li>• Neighbourhood Centre</li> <li>• A range of shops</li> <li>• Post Office</li> <li>• Health provision (such as a doctor's surgery, pharmacy and/or dentist)</li> <li>• Village/Community Hall</li> <li>• Local employment opportunities in a designated Employment Area and/or Neighbourhood Centre</li> <li>• A selection of places to eat and drink such as restaurants, cafes and/or pubs</li> <li>• Play grounds and sports facilities such as sports pitches</li> <li>• One or more places of worship</li> <li>• Good regular bus services to key centres</li> </ul>
<p><b><u>Service Settlement</u></b></p> <p><b>Rural Area:</b></p> <p>Ford End, Great Waltham, Little Waltham, East Hanningfield, Rettendon Place and Woodham Ferrers</p> <p><b>Green Belt:</b></p> <p>Highwood, Margaretting, Ramsden Heath/Downham, Roxwell and West Hanningfield</p>	<ul style="list-style-type: none"> <li>• A primary school</li> <li>• A childcare/early years nursery</li> <li>• Sometimes one or a limited selection of shops</li> <li>• Village/Community hall</li> <li>• Local employment opportunities in a designated Employment Area or a proposed Rural Employment Area (generally within the parish rather than within the Defined Settlement Boundary)</li> <li>• Pubs/restaurants</li> <li>• Sports facilities and play ground</li> <li>• Place of worship</li> <li>• Regular bus services to key centres</li> </ul>

Type of Settlement	Service typically provided
<p><b><u>Small Settlement</u></b></p> <p><b>Rural Area:</b></p> <p>Chatham Green, Good Easter, Howe Green, Howe Street, Little Baddow, Rettendon Common and Sandon</p> <p><b>Green Belt:</b></p> <p>Edney Common</p>	<ul style="list-style-type: none"> <li>• Sometimes one or a limited selection of shops</li> <li>• A pub</li> <li>• Sports facilities and/or a playground</li> <li>• Some bus services to key centres</li> </ul>

VILLAGE SERVICES AUDIT

Village	Key Centres Served by Bus	Pre-school	Primary School	Secondary School	Neighbourhood Centre	Shops	Post Office	Employment Area / Large Employer	Doctors Surgery, Pharmacy and Dentist	Hairdresser and Beauty Salon	Restaurant/Café	Pub	Community Hall	Library	Leisure Centre	Other Sports Facilities and Open Space	Playground	Places of Worship	Petrol Station	Other
KEY SERVICE SETTLEMENTS																				
Bicknacre	Chelmsford and South Woodham Ferrers	Bicknacre Pre-School, Bicknacre Day Nursery (2)	Priory Primary School (1)		0 Monks Mead parade, located in the centre of the village offers local services including a newsagent. There is car parking and the parade is close to public transport. (1)	Priory Pet and Country Supplies, Priory Village Stores, Paul Bailey Car Sales (and service & repair) (3)	Priory Village Stores (1)	0	Wyncroft Surgery (1)	Petals Health and Beauty Salon (1)	The Golden Pearl (1)	The White Swan, Brewers Arms (2)	Memorial Village Hall (1)	0	0	The Hooe Playing Field with full sized football pitch, Priory Fields and a small open space by Monks Mead (3)	The Hooe Playing Field (1)	St Andrew's Church (1)		0 Horseshoe Nurseries (garden centre) with a café and also a petting farm as well as a number of cabins containing a variety of small start-up businesses (e.g log cabins and other uses associated with the garden centre); Jesters Kids Club, Church and Hawes (estate agent) and KellyBronze Turkeys
Boreham	Broomfield Hospital, Chelmsford, Colchester, Maldon and Witham	Garden Cottage Nursery, Small Steps Pre-School (2)	Boreham Primary School (1)	New Hall School (Primary and Secondary education, private) (1)	Abercorn House neighbourhood centre is easily accessible by road and foot and provides important local services including a food store, newsagents with post office, a chinese takeaway and hairdressers. There is off-road parking and nearby bus stops. (1)	Abercorn News, The Co-op, Leech and Sons, Nicks Tyres, AG Smith Butchers, Nisa, Farleigh Hospice (7)	Abercorn News and Boreham Post Office (1)	Waltham Road Industrial Estate (1)	The Laurels Surgery (1), Boreham Pharmacy (1)	Johnson's Barbers, Alexander's, Sweet Serenity (3)	Little Boreham (take away) (1)	Six Bells, The Queens Head, Grange, The Lion Inn (4)	Boreham Village Hall (1)	0	0	Boreham Recreation Ground, Chase Field, Boreham Outdoor Bowls Club (3) and several small green spaces	Holmans, The Chase, Boreham Parish Play Area (3)	St Andrew's Church, Word Alive Chapel (Village Hall) (2)		0 Premier Inn, Lion Inn, Pot Shop (garden centre)
Broomfield	Braintree, Broomfield Hospital, Chelmsford, Colchester, Great Dunmow, Stansted Airport	Jack & Jill Pre-School, Sunrise Nursery School, Seymour House Nursery (3)	Broomfield Primary School (1)	Chelmer Valley High School (1)	0	Co-operative, Tyre City Chelmsford, Broomfield News, Robinsons Butchers, Broomfield Service Station (5) and the following shops within Broomfield Hospital: M&S Food, WH Smith, Costa Coffee, Fontanella Coffee House (4)	0	Broomfield Hospital, East of England Ambulance Service, Farleigh Hospice (3)	Broomfield Orthodontist Surgery (Dentist) (1)	Main Style, Panache Hair Design, Sweet Serenity (3)	Mozza Pizza & Kebab Takeaway (1)	The Kings Arms, The Angel Inn (2)	Broomfield Village Hall (1)	Broomfield Library (1)	0	Broomfield Cricket Club, Broomfield Football Club (2), allotment gardens, land around Broomfield Village Hall and a number of small green spaces	Behind Broomfield Village Hall (1)	St. Mary with St. Leonard Church, Broomfield Methodist Church (2)	Broomfield Service Station (1)	Star Engineers; Madelayne Court, Ayletts and Bridgemarsh care homes
Danbury	Broomfield Hospital, Chelmsford, Maldon and South Woodham Ferrers	Danbury Pre-School, Little Owls Day Nursery and Pre-School, Heathcote Preparatory School and Nursery (private) (3)	Danbury Park Community Primary School, St John's C of E Primary School, Heathcote Preparatory School and Nursery (private) (3)		0 Eves Corner is focused around the village green with tea rooms, a charity shop, a travel agent and a hairdresser. The village also has a larger food store with Post Office and convenience newsagents/ off licence along the Main Road. There is limited car parking as most shops surround the green or are by the roadside but, there is good public transport access. (1)	Home Design, Alpine Room, Blossom Hill Florist, Co-op, Scuba Togs, Chelmsford Cancer Charity, Danbury Fine Foods, Aspen Carpets and Flooring, Millcot Tools, Tesco Esso Express, Yacht Equipment, Boots, Helen Rollason Cancer Charity, Willows of Danbury (dry cleaners), Danbury Convenience Store, More than Flowers (16)	Post Office in the Co-op (1)	Danbury Royal British Legion Industrial Estate, Well Lane Industrial Units (2)	Danbury Medical Centre (1), Boots Pharmacy (1), Danbury Dental Care, Bupa Dental Care, The Courtyard Clinic Dentist (3)	Images, Additions, Taylor & Co Ladies & Gents Hair Salon & Barbers, Peaches Hair (4)	Bluebell Tea Room, Tea on the Green, Classic Tastes(3)	The Bakers Arms, The Bell, Cricketers Arms, The Griffin, The Anchor (5)	Danbury Village Hall (1)	Danbury Library (1)	Danbury Sports and Social Club, St John's Church Room, United Reformed Church Hall (3)	Dawsons Field, Danbury Cricket Club, Danbury Tennis Club, Danbury Bowling Club, (village hall has table tennis club), Xtreme Gym (5); Danbury Common, Backwarden Nature Reserve, Ling- wood Common, Danbury Country Park, Scrubs Wood Nature Reserve, Hitchcocks Meadow (6) and several small green spaces	Eves Corner Recreation Ground, Rumsey Fields, Jubilee Rise, Potters Close (4)	The Parish Church of St John the Baptist, Danbury Mission Evangelical Church (with Hudsons Coffee), Catholich Church of the English Martyrs, United Reformed Church (4)	Tesco/Esso, BFS Fuel Station, Hyde Lane Service Station (3)	Chelmsford Star Co-operative Funeral Services, Bakers Funeral Services, Danbury Fencing Ltd, National Pool Company, Poulton Portables, Medivet (veterinary services), Danbury Plant Hire, Devoted to Travel, Bellhouse Estates, Church and Hawes, Woodford Medical (medical aesthetics clinic)
Galleywood	Basildon, Billericay, Braintree, Broomfield Hospital, Chelmsford, Great Dunmow, Lakeside, Stansted Airport and Wickford (Basildon, Billericay and Lakeside service is from the edge of the village)	Rainbow Pre-School, The Stables Nursery, Buttercup Nursery (Montessori), Jubilee Friends Pre-School (4)	Galleywood Infant School, St Michaels CE Junior School and Thriftwood School (special needs) (3)		0 The Shops, Watchouse Road is centrally located in the village. It contains a library and a convenience store/newsagents, a hairdresser, a pharmacy, a butcher, an indian restaurant, a fish and chip shop, a charity shop, a tatoo studio and a dry cleaner/laundrette. The centre has public conveniences, a car park and a lay by, cycle parking and bus stops.	Co-operative Food, Farleigh Hospice, Galleywood Kitchens, Galleywood Motor Spares, Liberty Dry Cleaners, McColls Newsagent, Millbury Meats (7)	In McColls newsagents (1)	Rignal's Lane Industrial Estate (1)	Galleywood Pharmacy (1)	Kim and Co, Top Ten Hair and Beauty (2)	Safa Indian restaurant, Mr Fish (take away), Horseshoe Tea Rooms (limited opening hours) (3)	The White Bear, The Running Mare, The Eagle, Baddow Barn, Horse and Groom (5)	The Keene Hall, Galleywood Heritage Centre (2)	Galleywood Library (1)	0	0 Chelmer Park (Chelmsford Cricket Club, Chelmsford Hockey Club, Football, Outdoor Gym, Tennis, Table Tennis, Netball); Jubilee Park (Basketball) (2) an allotment, Pipers Tye and Twitten Green green spaces and various smaller green spaces	Chelmer Park , Jubilee Park, Homemead, Pavitt Meadow (4)	St Michael and all Angels Church (1)		0 Galleywood MOT Service and Repair Centre, Galleywood Social Club, Jubilee Scout Hut, Chelmsford Equestrian Centre (riding school)
Great Leighs	Braintree, Broomfield Hospital, Chelmsford and Colchester	The Leighs Nursery Group (1)	Great Leighs Primary School (1)		0	0 Great Leighs Village Store and Post Office (1)	Great Leighs Post Office (1)	Banters Lane Industrial Area, Chelmsford Racecourse (2)	0	0	0	The Castle, Dog and Partridge. The Green Dragon (3)	Leighs Village Hall (1)	0	0	0 Great and Little Leighs Playing Field (1), Fayrewood Drive Play Area and a few small green spaces	Great Leighs Parish Council Sports Ground, Fayrewood, Glovers, Catherine Close, Beadle Way (5)	Great Leighs Free Church and St Mary the Virgin Church (2)		0 Chelmsford Racecourse, Schilward Motors Car repair garage, Chaseside Nurseries and Commercial Units, J S Wright Timber Merchant, G8 Finch Haulage

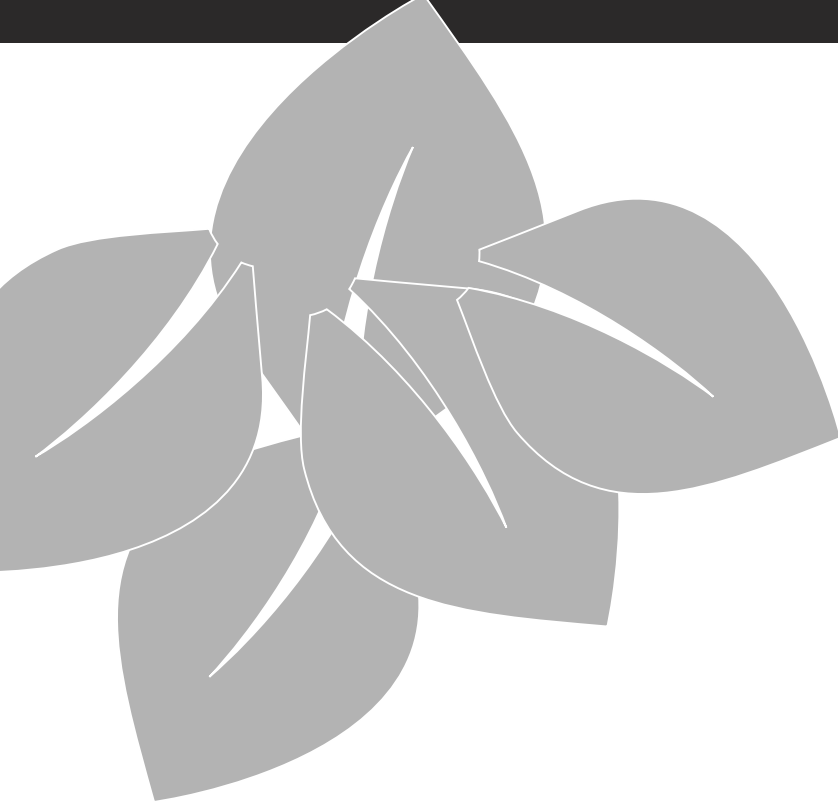
Village	Key Centres Served by Bus	Pre-school	Primary School	Secondary School	Neighbourhood Centre	Shops	Post Office	Employment Area / Large Employer	Doctors Surgery, Pharmacy and Dentist	Hairdresser and Beauty Salon	Restaurant/Café	Pub	Community Hall	Library	Leisure Centre	Other Sports Facilities and Open Space	Playground	Places of Worship	Petrol Station	Other
KEY SERVICE SETTLEMENTS																				
Runwell	Basildon, Chelmsford, South Woodham Ferrers, Stansted Airport and Wickford (Services include those from Brock Hill which are different to those from the southern end of the village.)	Runwell Village Pre-School (1)	Runwell Community Primary School (1)		0 St Lukes Chapel (Proposed Neighbourhood Centre for St Lukes Park) (1)	Images Print and Copy Centre (1) Retail outlets planned for St Lukes Park.		0 Proposed Rural Employment Area: Runwell Hall Farm (1)	Cygnets Dental Practice (1)	Hairmode, Victoria's Nails and Beauty Boutique, Victorias Salon (3)	Mexican Kitchen, Toby Carvery (2)	The Quart Pot (1)	Runwell Village Hall, St. Mary's Church Hall(2)		0 Runwell Sports & Social Club (Football, Bowls Rugby, Archery, Snooker and Model Flying Club) (1)	Runwell Playing Fields (Football, Hard Play), Runwell Scout and Cubs Hall (Climbing wall and tunnel) (2), Nature Area adjacent to Runwell Park, allotment ground, small informal green spaces and large natural green spaces	Runwell Playing Fields (1)	St Mary's Church (1)		0 Wickford Chiropractic Clinic; The Laurels, Hollymede Cottage and Home Holly House (care homes or sheltered housing); Medivet (veterinary services); Brockfield House (mental health clinic), Runningwell Equestrian Centre, Travelodge Basildon Wickford
Stock	Basildon, Billericay, Chelmsford and Lakeside.	Stock Pre-School (1)	Stock C of E Primary School (1)		0 Stock neighbourhood centre is focused around The Square and contains a number of retail units including a post office/general store and restaurants. Parking is limited. (1)	Stock Florist, Designer Kitchen Studio, Gladrags, Stockbrook Farm Shop and Nursery, Londis, Melanie Ferris Cakes (6)	Village Store and Post Office (1)		0 Stock Surgery (1)		0 The Harvard Inn, The Dandelion Coffee Shop (2)	The Bear Inn, The Hoop, The Bakers Arms, The Old Kings Head (4)	Stock Village Hall (1)	Stock Library (1)		0 The Common, Stock United Football Club (2) and some large and small open spaces throughout and adjacent to the village	Stock Common (Local) (1)	All Saints Church, Christ Church, Our Lady and St Joseph (3)		0 The Harvard Inn, Greenwoods Hotel
Writtle	Chelmsford, Ongar	The Duckling Nursery, Kiddi Caru Nursery, Writtle Green Pre-School (3)	Writtle Junior School, Writtle Infant School (2)		0 Long Brandocks: The four units at Wellfield provide some essential convenience shops for the local community including a family butchers, hair-dressers and a mini super market. There are small areas for parking and nearby housing areas are within walking distance of the centre. The Green is linear in distribution and the neighbourhood centre is stretched out some 600 metres. There are food shops, restaurants and a fish and chip shop. The area has limited parking and many stores are located on the road front. (2)	2 Co-op stores, DS Eagle Butchers, Jimandy Gifts, Farleigh Hospice Shop (5)	In the Co-op on Bridge Street (1)	Proposed Rural Employment Areas: Reeds Farm and The Warren Estate (2)	The Writtle Surgery (1); The Village Pharmacy (1); Writtle Dental Practice (1)	Lyndsey's, Barnet Fayre, Studio No 5 (3)	The Blue Bridge, Olio on the Green, Writtle Tea Rooms, Bridge Street Lounge and Grill, The Fish Shop (take away) (5)	The Rose and Crown, Horse and Groom, The Chequers Inn, Writtle Sports and Social Club, The Wheatshaf (5)	Writtle Village Hall, Writtle Christian Centre and Longmeads Community Centre (a planning application has been submitted to convert the centre to apartments with a new community centre to the south of the existing centre (3)	Writtle Library (1)		0 Bowls Club, Cricket Club, Football Club, Tennis Club, Writtle College Sports Ground (5), Writtle Green, allotment gardens, Redwood Drive natural green space and other small informal green spaces	Writtle Parish Council Paradise Road Recreation Ground, Long Brandocks, Writtle Parish Council East View (3)	All Saints, Writtle United Reformed Church, Writtle College Multi Faith Room (for students, staff and governors) (3)	Prestons Garages (1)	Writtle University College

Village	Key Centres Served by Bus	Pre-school	Primary School	Secondary School	Neighbourhood Centre	Shops	Post Office	Employment Area/ Large Employer	Doctors Surgery, Pharmacy and Dentist	Hairdresser and Beauty Salon	Restaurant/Café	Pub	Community Hall	Library	Leisure Centre	Other Sports Facilities and Open Space	Playground	Places of Worship	Petrol Station	Other		
Service Settlements																						
East Hanningfield	Chelmsford, Rayleigh and Southend	East Hanning-field Pre-School (1)	East Hanningfield Primary School (1)	0	0	East Hanningfield Post Office and Village Store (1)	East Hanningfield Post Office & Village Store (1)	East Hanningfield Industrial Estate (1)	0	0	Royal Tiger, Folly Bistro, Vita Bella (3)	0	The Village Hall (1)	0	0	Hanna's Field, The Tye (open space/common) (2) and various small green spaces	Catherine Close Playground, Hanna's Field Playground & Playing Field (2)	All Saints Church, Bethel Evangelical (2)	0			
Ford End	Broomfield Hospital, Chelmsford, Great Dunmow and Stansted Airport	Ford End Pre-School (1)	Ford End Primary School (1)	0	0	0	0	Proposed Rural Employment Area: Old Park Farm Business Centre (1)	0	0	0	0	Ford End Village Hall (1)	0	0	Ford End Playing Field, Church Lane and Woods Road amenity green space (3)	Ford End Playing Field (1)	St John the Evangelist (1)	0			
Great Waltham	Broomfield Hospital, Chelmsford. Great Dunmow and Stansted Airport	Up Up and Away Pre School (1)	Great Waltham Primary School (1)	0	0	Walthambury Stores, Londis, The Stores (3)	Walthambury Stores (1)	Proposed Rural Employment Area: Warner's Farm (1)	0	0	D and A Hairdressing, Fellas Hair (2)	The Stores Tearoom	The Beehive, The Rose and Crown (2)	Hulton Hall (1)	0	0	Great Waltham Cricket Club, Great Waltham Recreation Ground, an allotment garden (3) and various small and medium sized green spaces	Great Waltham Parish Council Recreation Ground (1)	St Mary and St Lawrence (1)	0		
Highwood	Chelmsford, Ongar	Bunnies Pre School (1)	Highwood Primary School (1)	0	0	0	0	0	0	0	Catch Up Café, The Bake House (2)	Fox and Goose, Green Man (2)	Highwood Village Hall (1)	0	0	0	Barrow Farm Riding for the Disabled, Fishing Lake and Sparrow Close amenity green space (3)	Edney Common play area (1)	St Paul's Church (1)	0		
Little Waltham	Braintree, Broomfield Hospital, Chelmsford, Colchester. Also a Stansted Service but 500 m from the village centre).	Applepips Nursery, Rainbow Montessori, Little Waltham Pre-School (3)	Little Waltham Primary School (1)	0	0	0	0	Proposed Rural Employment Area: Whitbread's Business Centre (1)	Little Waltham Surgery (1), Brook Hill Pharmacy (1)	The Little Retreat (1)	0	The White Hart Inn (1)	Memorial Hall (1)	0	0	0	Little Waltham Cricket Club, Tufnell Hall (2) and various small green spaces	Little Waltham Parish Council Playing Field (1)	Saint Martin's Church, United Reform Church (2)	0		
Margaretting	Brentwood and Chelmsford	0	Margaretting Primary School (1)	0	0	0	Ingatestone Saddlery Centre (1)	0	Proposed Rural Employment Area: Land adj. Bumpstead's Cottage (1)	0	0	Furze Hill Hotel (1)	The Red Lion, The Black Bull (2)	Village Hall (1)	0	0	0	Village Hall Sports Field, Maldon Road Recreation Ground, Parsonage Lane natural green space and two small amenity greens (5)	Bank End Recreation Ground (1)	St Margaret Church (1)	0	
Ramsden Heath	Basildon, Chelmsford and Wickford	Ramsden Pre-School (1)	Downham Primary School (1)	0	There are three units in total with butchers, hairdressers and a cafe. There is limited car parking available hence the stores predominantly serves local residents. (1)	0	Andrews Butchers (1)	0	Proposed Rural Employment Area: Windsor Trading Estate and Windsor Road (1)	0	Elite Hair Studio and Barbers, Images (beauty salon) (2)	Beauvoir Arms, Hall & Co (2)	The White Horse, The Nags Head and the Fox & Hounds (3)	Village Hall (1)	0	0	0	Nursery Sports Field, South Hanningfield Tennis Club, Ramsden Heath Recreation Ground (Dowsett Lane) (3) and an allotment ground	Ramsden Heath Recreation Ground(1)	The Parish Church of St Margaret, Christian Growth Centre (2)	0	
Rettendon Place	Chelmsford, Rayleigh and Southend	Rettendon Pre-School, Little Darwins Nursery (2)	Rettendon Primary School (1)	0	0	0	0	0	Proposed Rural Employment Area: White House Farm (1)	0	0	0	0	Village Hall (1)	0	0	0	Rettendon Cricket Club and Sonters Down amenity green space (2)	Sonters Down (1)	All Saints (1)	0	
Woodham Ferrers	Chelmsford and South Woodham Ferrers	0	St Marys School (1)	0	0	0	0	0	0	0	Spice Indian Restaurant (1)	The Bell (1)	Village Hall (1)	0	0	0	Lodge Road Playing Field and Ormonds Crescent amenity green space (2)	Lodge Road Playground (1)	Saint Mary's Church, Congregational Church (2)	0		
West Hanningfield	Chelmsford and Wickford	0	St Peters Primary School (1)	0	0	0	0	0	0	0	0	The Three Compasses (1)	Village Hall (1)	0	0	0	Middlemead, Middlemead Close and Church Road amenity green spaces (3)	West Hanningfield Community Centre (1)	Church of Saint Mary and Saint Edward (1)	0		

Village	Key Centres served by bus	Pre-school	Primary School	Secondary School	Neighbourhood Centre	Shops	Post Office	Employment Area/ Large Employer	Doctors Surgery, Pharmacy and Dentist	Hairdresser and Beauty Salon	Restaurant/Café	Pub	Community Hall	Library	Leisure Centre	Other sports facilities and open space	Playground	Places of Worship	Petrol Station	Other
Small Settlements																				
Chatham Green	Braintree, Broomfield Hospital, Chelmsford and Colchester served from the A131	0	0	0		0 Zips Fireplaces & Wood-burners (1)	0	0	0	0	0	0 The Windmill Motor Inn (1)	0	0	0	0	0	0	0	0
Edney Common	Chelmsford, Ongar	0	0	0	0	0	0	0	0	0	0	0 The Green Man (1)	0	0	0	0 Nathan's Lane green space and a small informal green space (2)	0 A small play area provided by the Parish Council (1)	0	0	0
Good Easter	Chelmsford, Great Dunmow (4 times a week shopper trip)	0	0	0	0	0	0	0	0	0	0	0	0 Good Easter Village Hall (1)	0	0	0 Good Easter Sportsfield and Tye Green amenity space (2)	0 Good Easter House and Sports Field (1)	0 St Andrew's Church (1)	0	0
Howe Green	Chelmsford, Rayleigh, Southend	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 Parsonage Lane (1)	0 United Reformed Church (1)	0	0
Howe Street	Broomfield Hospital, Chelmsford, Great Dunmow, Stansted Airport	0	0	0	0	0 Seafreeze Frozen Fishing Baits, Tower Upholstery (2)	0	0	0	0	0	0 The Green Man (1)	0	0	0	0 Main Road amenity green space (1)	0	0	0	0
Little Baddow	Broomfield Hospital, Chelmsford	0	0 Elm Green School (1)	0	0	0	0	0 Proposed Rural Employment Area: Phillow's Farm (1)	0	0	0	0 The Rodney, The General's Arms (2)	0 Memorial Hall (1)	0	0	0 Little Baddow Sports Field (1) and small amenity green spaces	0 Jarvis Field (Local) (1)	0 St Marys Church, United Reformed Church (2)	0	0
Pleshey	Broomfield Hospital, Chelmsford	0	0	0	0	0	0	0	0	0	0	0 The Leather Bottle (1)	0 Village Hall (1)	0	0	0 Land by Pleshey Village Hall, Pump Lane informal green space, land adjacent New Woods (3) and an allotment garden	0 Vicarage Road (1)	0 Holy Trinity (1)	0	0
Rettendon Common	Chelmsford, Rayleigh, Southend, Wickford	0	0	0	0	0 FB Antiques, Back and Beyond Antiques (2)	0	0	0	0	0	0 The Bell and Chimes (1)	0 Village Hall (1)	0	0	0 Main Road Playing Fields (1)	0	0	0	0
Roxwell	Chelmsford, Ongar. Additional services available on main road.	0 Roxwell Pre-School (1)	0 Roxwell Primary School (1)	0	0	0 The Village Store (1)	0 In the general store	0 Proposed Rural Employment Areas: Ash Tree Farm, Little Boyton Hall Farm, Boyton Hall Farm and Bolding Hatch Business Centre (4)	0	0	0	0 Chequers Inn, The Hare (2)	0 Memorial Hall (1)	0	0	0 Stonehill Road Recreation Ground (Football and Cricket) (1), allotment gardens and various small green spaces	0	0 St Michael and All Angels (1)	0	0
Sandon	Broomfield Hospital and Chelmsford	0	0	0 The Sandon School (1)	0	0	0	0	0	0	0 The Crown (1)	0	0 Village Hall (1)	0	0	0 The Lintons Play area, an allotment (2) and amenity green spaces	0	0 St Andrew's Church (1)	0	0

Table Showing Buses per Hour From Chelmsford Villages to Key Centres																																										
	Basildon		Billericay		Braintree		Brentwood		Broomfield Hospital		Chelmsford		Colchester		Great Dunmow		Halstead		Harlow		Lakeside		Maldon		Ongar		Rayleigh		South Woodham Ferrers		Southend		Stansted Airport		Wickford		Witham					
	Peak Frequency	Off Peak Frequency	Peak Frequency	Off Peak Frequency	Peak Frequency	Off Peak Frequency	Peak Frequency	Off Peak Frequency	Peak Frequency	Off Peak Frequency	Peak Frequency	Off Peak Frequency	Peak Frequency	Off Peak Frequency	Peak Frequency	Off Peak Frequency	Peak Frequency	Off Peak Frequency	Peak Frequency	Off Peak Frequency	Peak Frequency	Off Peak Frequency	Peak Frequency	Off Peak Frequency	Peak Frequency	Off Peak Frequency	Peak Frequency	Off Peak Frequency	Peak Frequency	Off Peak Frequency	Peak Frequency	Off Peak Frequency	Peak Frequency	Off Peak Frequency	Peak Frequency	Off Peak Frequency	Peak Frequency	Off Peak Frequency				
Bicknacre											3	2																	2	2									3	2		
Boreham									3	2.5	6	4.5	3	2										1	0.5																	
Broomfield					6	4					13	11	13	11	4	2	1	1																								
Chatham Green	Services removed from table as nearest point to village is on A131																																									
Danbury													8	4																												
East Hanningfield									1	0		8												2	2																	
Edney Common												1	0.5															1	0.5													
Ford End												1	0.5																													
Galleywood	4	4	4	4	2	2					1	1	1	1			1	1								0	0.5								1	1						
Good Easter	Only has an almost daily shopper trip into Chelmsford																																									
Great Leighs					6	4					5	4	5	4			4	2																	1	1						
Great Waltham											1	1	1	1					1	1																						
Highwood													1	0.5																												
Howe Green													1	0.5																												
Howe Street												1	0.5																													
Little Baddow											1	1	1	1					1	1																						
Little Waltham	Stansted service 500 m from village centre				6	4					1	0	1	0																												
Little Waltham	Stansted service 500 m from village centre				6	4					5	4	5	4	4	2																										
Margaretting													2	2																												
Margaretting													2	2																												
Pleshey													0	0.5																												
Pleshey													0	0.5																												
Ramsden Heath	1	0.5											1	1																												
Ramsden Heath	1	0.5											1	1																												
Rettendon																																										
Common													2	1																												
Common													2	1																												
Rettendon Place													1	0.5																												
Rettendon Place													1	0.5																												
Roxwell	Additional services available on main road.												1	0.5																												
Roxwell	Additional services available on main road.												1	0.5																												
Runwell	3	2.5	These figures includes Brock Hill, which has different servcies to southern end of parish												2	2																										
Runwell	3	2.5	These figures includes Brock Hill, which has different servcies to southern end of parish												2	2																										
Sandon											1	0																														
Sandon											1	0																														
St Lukes																																										
St Lukes																																										
Stock	4	4	4	4									5	4									4	4																		
Stock	4	4	4	4									5	4									4	4																		
Temple Wood	4	4	4	4									6	5									4	4																		
Temple Wood	4	4	4	4									6	5									4	4																		
West Hanningfield													1	0.5																												
West Hanningfield													1	0.5																												
Woodham Ferrers													3	2																												
Woodham Ferrers													3	2																												
Writtle													7	5																												
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Planning and Housing Policy  
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